



Document 2024 739

Book 2024 Page 739 Type 03 001 Pages 2

Date 4/09/2024 Time 11:57:29AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 94 DOV# 97

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$125,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Amber Fae Nieman, 008 Market Street, Delhi, IA 52223

218147090

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1/1

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John W. Williams and Nicole E. Williams, a married couple** (the "Grantors"), do hereby convey to **Amber Fae Nieman**, (the "Grantee"), the following described real estate:

Parcel "I" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.64 acres, as shown in Plat of Survey filed in Book 2006, Page 1019 on March 16, 2006, in the Office of the Recorder of Madison County, Iowa.



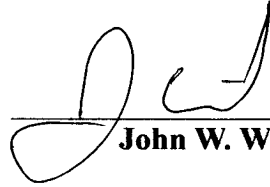
Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.


Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

Dated the 1 day of March, 2024.



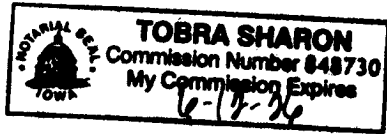
John W. Williams (Grantor)

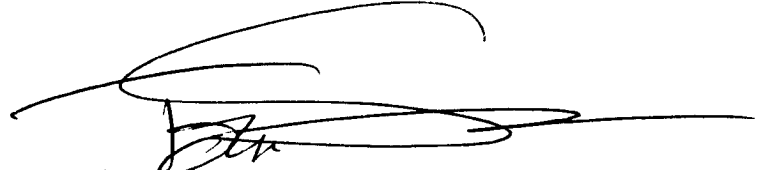


Nicole E. Williams (Grantor)

STATE OF Iowa, COUNTY OF polk

This record was acknowledged before me on March 1st, 2024, by John W. Williams and Nicole E. Williams.





Notary Public