



Document 2025 1782

Book 2025 Page 1782 Type 03 001 Pages 2

Date 7/14/2025 Time 1:30:30PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$423.20

ANNO

Rev Stamp# 253 DOV# 246

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 265,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

INT 163052-MDC

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹/₃ **Taxpayer Information:** Sidney Nelson, 616 E. Green Street, Winterset, IA 50273

☒ **Return Document To:** Sidney Nelson, 616 E. Green Street, Winterset, IA 50273

Grantors: Melissa Bullis

Grantees: Sidney Nelson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Melissa Bullis, single, does hereby Convey to Sidney Nelson, the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Two (2) of Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa.



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 grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

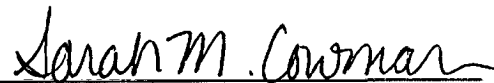
Dated: 7/10/25.


Melissa Bullis, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-10-25 by
Melissa Bullis.




Signature of Notary Public