



Document 2025 2411

Book 2025 Page 2411 Type 03 001 Pages 2
Date 9/09/2025 Time 1:17:52PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$298.40
Rev Stamp# 336 DOV# 332
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$187,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

CB166076

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

¹/₃ **Taxpayer Information:** Cassidy Marie Snyder, 310 E. Jefferson Street, Winterset, IA 50273

¹/₃ **Return Document To:** Cassidy Marie Snyder, 310 E. Jefferson Street, Winterset, IA 50273

Grantors: Nathan T. Simms and Tiffany Thoa Simms

Grantees: Cassidy Marie Snyder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Eighty-Seven Thousand Dollar(s) and other valuable consideration, Nathan T. Simms and Tiffany Thoa Simms, husband and wife, do hereby Convey to Cassidy Marie Snyder, single person, the following described real estate in Madison County, Iowa:

The East Half (E½) of Lot Three (3) in Block Fifteen (15) of the Original Town of Winterset in Madison County, Iowa.

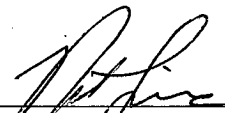


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 9-4-25



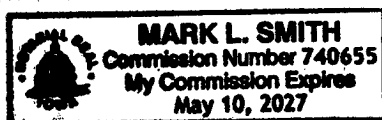
Nathan T. Simms, Grantor

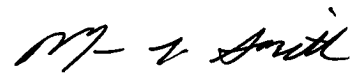


Tiffany Thoa Simms, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/4/2025 by
Nathan T. Simms and Tiffany Thoa Simms.





Signature of Notary Public