BK: 2026 PG: 3217
Recorded: 10/29/2026 at 11:00:51.0 AM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $324.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: David Nelson, 215 Filmore East, Winterset, IA 50273
Taxpayer: David Nelson, 215 Filmore East, Winterset, IA 50273
Preparer: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

WARRANTY DEED

For the consideration of Two Hundred Three Thousand Dollar(s) and other valuable consideration, Dale E Tuttle and Nancy L Tuttle, a married couple, do hereby Convey to David Nelson, a single person, the following described real estate in Madison County, Iowa:

The West Fifty (50) feet of Lot Seven (7), in Block Two (2), of Pitzer & Knight'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: October 27, 2026.

Dale E Tuttle, Grantor

Nancy L Tuttle, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 27, 2026 by Dale E Tuttle and Nancy L Tuttle.

Signature of Notary Public

TONI MARIE TINDLE NS
Commission Number 185969
My Commission Expires
August 7, 2029

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