



Document 2017 2258

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Date 7/24/2017 Time 11:00:53AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20
Rev Stamp# 309 DOV# 314

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Return Document To: Nico Construction, LLC 520 SE Greenbriar Circle, Waukee, IA 50263
Preparer Information: Shannon L. Sobek, 4201 Westown Pkwy, Ste 250, WDM, IA 50266; 515-283-1801
(2451RE)
Address Tax Statement: Nico Construction, LLC, 520 SE Greenbriar Circle, Waukee, IA 50263

FID38218

3/4

\$40,000

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, **Damir Keserovic, an unmarried person** does hereby Convey to **Nico Construction, LLC, an Iowa limited liability company**, the following described real estate in Madison County, Iowa:

Lot Five (5) of Woodland Avenue Estates Subdivision located in the Northwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



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: 7/21/2017

Damir Keserovic
Damir Keserovic (Grantor)

STATE OF **IOWA**, COUNTY OF *PWc*

This record was acknowledged before me on *July 21, 2017*, by Damir Keserovic, an unmarried person.

[Signature]
Signature of Notary Public

