



Document 2018 1413

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$463.20

ANNO

Rev Stamp# 182 DOV# 183

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 290,000⁰⁰

Prepared By: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, West Des Moines, Iowa 50266 (515) 283-1801 (965BHGREG)

✓ Return To: Brad Nordstrom, 711 East Madison Street, Winterset, IA 50273

Taxpayer Information: Brad Nordstrom, 711 East Madison Street, Winterset, IA 50273

LHF46067

WARRANTY DEED

P181662

For the consideration of One (\$1.00) Dollar and other valuable consideration **Harold Forsyth and Julie Forsyth, husband and wife**, do hereby convey to **Brad Nordstrom and Diana Nordstrom, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison** County, Iowa:

Parcel "H", a part of Lot Four (4) of HELEN MCCALL HUNTOON ADDITION, PLAT NO. 3, City of Winterset, Madison County, Iowa, containing 1.567 acres, as shown in Plat of Survey filed in Book 2002, Page 2846 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "L", a part of the former road right-of-way known as Madison Street and lying immediately West of said Lot Four (4) of HELEN MCCALL HUNTOON ADDITION, PLAT NO. 3, City of Winterset, Madison County, Iowa, containing 0.172 acres, as shown in Amended Plat of Survey filed in Book 2006, Page 678 on February 21, 2006, in the Office of the Recorder of Madison County, Iowa.

Subject to all easements, covenants and restrictions of record.


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: 5-1-18



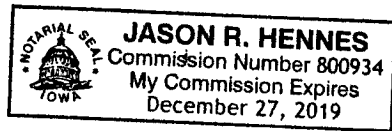
Harold Forsyth

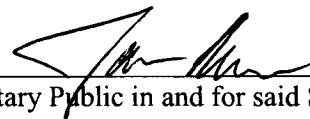


Julie Forsyth

STATE OF IOWA)
COUNTY OF POIK) ss:

This record was acknowledged before me this 1st day of May 2018,
by Harold Forsyth and Julie Forsyth, husband and wife.





Notary Public in and for said State