



Document 2022 1466

Book 2022 Page 1466 Type 03 001 Pages 2
Date 5/18/2022 Time 2:06:42PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$351.20
Rev Stamp# 175 DOV# 169
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$229,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (0898ROGI)

✓ **Return To:** Adam Vaughn, 210 W. Filmore Street, Winterset, Iowa 50273

Taxpayer Information: Adam Vaughn, 210 W. Filmore Street, Winterset, Iowa 50273

P2202024

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Trent Nuzum and Nicole Nuzam, a married couple**, does hereby Convey to **Adam Vaughn, a single person, and Kelly Burkett, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

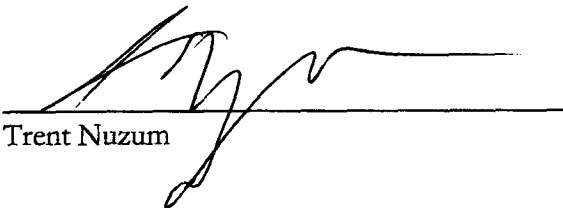
The West 63 feet of Lot Two (2) in Block Nine (9) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements 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.

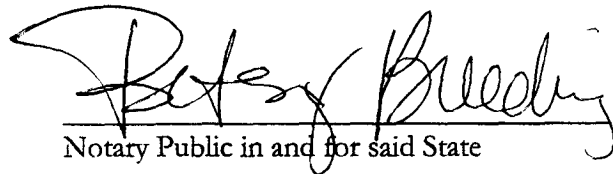
Dated: MAY 15, 2022


Trent Nuzum

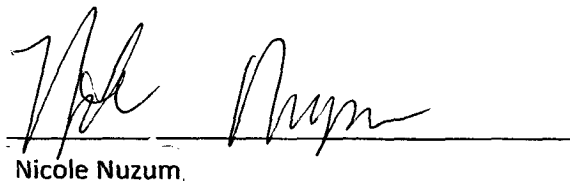
STATE OF IOWA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on MAY 15, 2022, by
Trent Nuzum, a married person.




Notary Public in and for said State

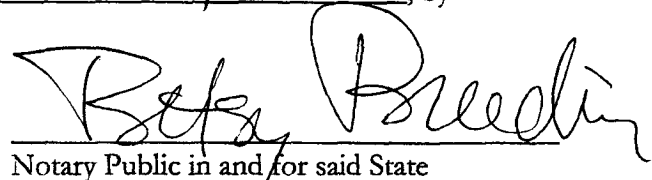
Dated: MAY 15, 2022


Nicole Nuzum,

STATE OF IOWA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on MAY 15, 2022, by
Nicole Nuzum, a married person.




Notary Public in and for said State