

BK: 2022 PG: 3177
Recorded: 11/2/2022 at 11:05:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$959.20
LISA SMITH RECORDER
Madison County, Iowa

Prepared By: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (1886BHGREG)
Return To: Justin Menke, 3317 144th Ct, Cumming, IA 50061
Taxpayer Information: Justin Menke, 3317 144th Ct, Cumming, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kristin H. Niklawski, a single person**, does hereby convey to **Justin Menke, a single person**, the following described real estate in **Madison County, Iowa**:

Lot Seventeen (17) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the East Half (1/2) of the Northwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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.

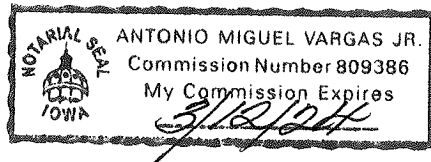
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Oct 27, 2022

Kristin H. Niklawski
Kristin H. Niklawski

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me this 27th day of October 2022,
by **Kristin H. Niklawski, a single person.**



Antonio Miguel Vargas Jr.
Notary Public in and for said State