

\$230,000.00

BK: 2023 PG: 2644

Recorded: 10/26/2023 at 2:37:33.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$367.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Nicole Osterhoudt, 508 East Lane Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Jerry Mitchell and Brenda Lee Mitchell

Grantees: Nicole Osterhoudt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Thirty Thousand Dollar(s) and other valuable consideration, Jerry Mitchell and Brenda Lee Mitchell, husband and wife, do hereby Convey to Nicole Osterhoudt, single, the following described real estate in Madison County, Iowa:

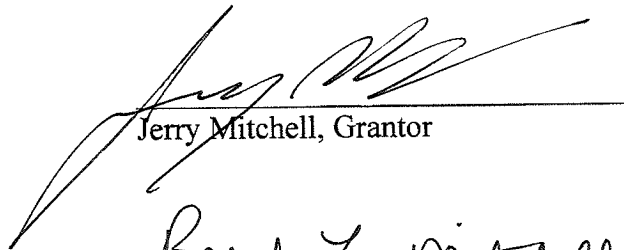
Lot Three (3) in Block One (1) of North Addition to the Original Town of Winterset, Madison County, Iowa.

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.

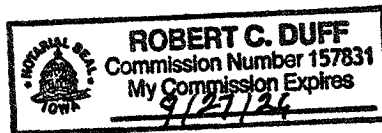
Dated: 10-13-23

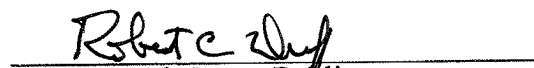

Jerry Mitchell, Grantor


Brenda Lee Mitchell, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 13th OCTOBER, 2023 by
Jerry Mitchell and Brenda Lee Mitchell.




Signature of Notary Public