



Document 2023 2663

Book 2023 Page 2663 Type 03 001 Pages 2

Date 10/30/2023 Time 1:18:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$471.20

Rev Stamp# 383 DOV# 382

INDX

ANNO

SCAN

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 295,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Brody Nelson, 2327 Vintage Lane, St. Charles, IA 50240

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

Grantors: Nathan Woosley and Mary Woosley

Grantees: Brody Nelson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Ninety-Five Thousand Dollar(s) and other valuable consideration, Nathan Woosley and Mary Woosley, husband and wife, do hereby Convey to Brody Nelson, single, the following described real estate in Madison County, Iowa:

A parcel of land in the East Half (½) of the Northwest Quarter (¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.500 acres, as shown in Plat of Survey filed in Book 2, Page 349, on December 4, 1992, in the Office of the Recorder of 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.

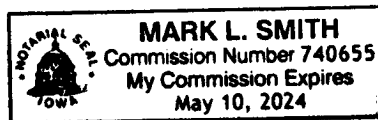
Dated: 10/27/23.

Nathan Woosley, Grantor

Mary Woosley, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/27/23 by
Nathan Woosley and Mary Woosley.



Signature of Notary Public