

\$99,450

BK: 2023 PG: 797
Recorded: 4/20/2023 at 3:03:23.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$158.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309
Phone: 515-246-4555

Taxpayer Information: Matthew A. Van Pelt and Tammy Van Pelt, 1568 Prairieview Avenue,
Van Meter, IA 50261

Return Document To: David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

Grantors: Nicole Bettis

Grantees: Matthew A. Van Pelt and Tammy Van Pelt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2017 PG 2055



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Nicole Bettis**, a single individual, does hereby Convey to **Matthew A. Van Pelt and Tammy Van Pelt**, 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:

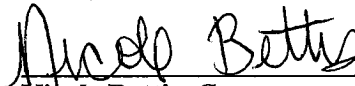
Lot One (1) of GARNER SUBDIVISION, located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

Subject to easements 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.

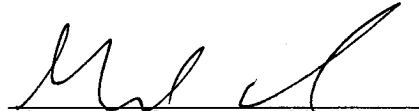
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 19, 2023


Nicole Bettis, Grantor

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on April 19, 2023, by Nicole Bettis, a single individual.


Signature of Notary Public

