

\$315,000.00

BK: 2024 PG: 1230
Recorded: 6/4/2024 at 12:36:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$503.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

Taxpayer Information: Christopher Nelson and Robin Nelson, 409 49th St., West Des Moines,
IA 50265

Return Document To: Christopher Nelson, 409 49th St., West Des Moines, IA 50265

Grantors: Todd R. Montgomery and Renae L. Montgomery

Grantees: Christopher Nelson and Robin Nelson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Todd R. Montgomery and Renae L. Montgomery, do hereby Convey to Christopher Nelson and Robin Nelson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

a married couple.

Lot Two (2) of Terrace Pines Subdivision located in the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., 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.

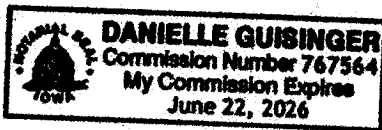
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 6/3/24

Todd R. Montgomery
Todd R. Montgomery, Grantor

Renae L. Montgomery
Renae L. Montgomery, Grantor



STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 6/3/24 by Todd R. Montgomery and Renae L. Montgomery, *a married couple.*

[Signature]
Signature of Notary Public