

\$210,000.00

BK: 2024 PG: 3107
Recorded: 12/23/2024 at 10:03:32.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$335.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Info: Jason Springer- Springer Law Firm, PLLC 148 W 2nd Street. Madrid, IA 50156 (515) 419-1471
Return to: Nicole Mitchell, 1804 North River Trail, Winterset, IA, 50273
Address Tax Statement: Nicole Mitchell, 1804 North River Trail, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Thomas Dean Coridan and Gail A. Coridan, a married couple** do hereby Convey, to **Nicole Mitchell and Zachary Mitchell, a married couple** as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate:

Parcel A located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), and Parcel B located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing a total of 5.90 acres, as shown in Plat of Survey filed in Book 2, Page 514 on November 8, 1994, in the Office of the Recorder of Madison County, Iowa

Locally known As: 1804 North River Trail, Winterset, IA 50273

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.

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.

Dated: 12/20/24

Thomas D. Coridan
Thomas Dean Coridan

Gail A. Coridan
Gail A. Coridan

STATE OF IOWA
COUNTY OF POLK

This record was acknowledged before me on this 20 day of DECEMBER, 2024
by Thomas Dean Coridan and Gail A. Coridan, a married couple

Wendy Matis
Signature of Notary Public

My commission expires:

