



Document 2025 3588

Book 2025 Page 3588 Type 03 001 Pages 2
Date 12/31/2025 Time 11:50:22AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$791.20
Rev Stamp# 483 DOV# 495

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$495,000⁰⁰

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9770RSS)

Return To: Sylvia Nemmers and Andrew Griffin, 2155 148th St, WINTERSET, IA 50273

Taxpayer Information: Sylvia Nemmers and Andrew Griffin, 2155 148th St, WINTERSET, IA 50273

BRANDY MACUMBER

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jason C. Heintz and Marina Heintz, a married couple**, do hereby Convey to **Sylvia Nemmers and Andrew Griffin**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) in Limestone Estates located in the West Half (½) of the Southeast Quarter (¼) of Section Twenty-Five (25), Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements 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: 12/19/2025

This record was acknowledged before me on December 19th 2025, by Jason C. Heintz and Marina Heintz, a married couple.

J. C. Heintz
Jason C. Heintz

M. Heintz
Marina Heintz

