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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$759.20

Rev Stamp# 176 DOV# 165

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

\$475,000^a

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹/₂ **Taxpayer Information:** Samedin Sinanovic, 1806 N. 8th Avenue, Winterset, IA 50273

Return Document To: Samedin Sinanovic, 1806 N. 8th Avenue, Winterset, IA 50273

Grantors: Scott R. Bezdicek and Beth A. Bezdicek

Grantees: Samedin Sinanovic

Legal Description: See Page 2

NAF158742-MDK

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Scott R. Bezdicek and Beth A. Bezdicek, husband and wife, do hereby Convey to Samedin Sinanovic, single, the following described real estate in Madison County, Iowa:

Lot Three (3) of Chapins Acres, located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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: 5/27/26

[Signature of Scott R. Bezdicek]
Scott R. Bezdicek, Grantor

[Signature of Beth A. Bezdicek]
Beth A. Bezdicek, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5.27.26 by Scott R. Bezdicek and Beth A. Bezdicek.

[Signature of Sarah M. Cowman]
Signature of Notary Public

