

\$570,000

BK: 2026 PG: 575
Recorded: 3/4/2026 at 3:18:18.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$911.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6158ROGI)

Return To: John S. Gaspari, 1694 McBride Ridge Court, Winterset, IA 50273

Taxpayer Information: John S. Gaspari, 1694 McBride Ridge Court, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Steven M. Niccoli, a single person and Janine M. Niccoli, a single person**, do hereby Convey to **John S. Gaspari** in the following described real estate:

Lot Two (2) of COUNTRY ESTATES WEST located in the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) 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: 2/25/2026

Steven M. Niccoli
Steven M. Niccoli

STATE OF New York)
) ss:
COUNTY OF Oswego)

This record was acknowledged before me on February 25, 2026, by Steven M. Niccoli, a single person.

Rebecca A Prunella
Notary Public, State of New York
No. 01PR6414281
Qualified in Wayne County
Commission Expires 02/16/2027

Rebecca A Prunella
Notary Public in and for said State

