



Document 2019 4041

Book 2019 Page 4041 Type 03 001 Pages 2
Date 12/19/2019 Time 3:36:12PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 485 DOV# 502
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
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CHEK

E

This instrument prepared by: **\$125,000**
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4638

X

Mail tax statements and return to:
Jessica L. Hanrahan, 1228 W Summit St, Winterset, IA 50273

$\frac{2}{3} \times 2$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Darlene LaFratte, a single person by John P. LaFratte, as Agent**, does hereby convey unto **Jessica L. Hanrahan, a single person**, the following described real estate.

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County Iowa, lying North of the public highway located therein, EXCEPT all that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2005, Page 2379 on May 26, 2005, in the Office of the Recorder of Madison County, Iowa.



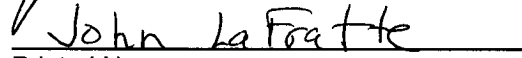
Order No.: MES-89546/AD

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

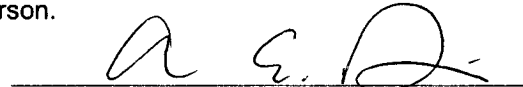
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


John P. LaFratte


Printed Name
As Agent for
Darlene LaFratte

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on December 17 2019 by John P. LaFratte, as Agent for Darlene LaFratte, a single person.


Notary Public in and for said State

