



Document 2020 3845

Book 2020 Page 3845 Type 03 001 Pages 2
Date 10/08/2020 Time 11:45:48AM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$311.20
Rev Stamp# 463 DOV# 456
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$195,000

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5755RSS)

Return To: Terri M. Wagner, 610 W Summit Street, WINTERSET, IA 50273

Taxpayer Information: Terri M. Wagner, 610 W Summit Street, WINTERSET, IA 50273

FID 89141

WARRANTY DEED

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For the consideration of One (\$1.00) Dollar and other valuable consideration, **Sheryl L. Hayes and Bradley G. Hayes, a married couple**, do hereby Convey to **Terri M. Wagner and Bruce Wagner, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The West Half (1/2) of the East Half (1/2) of Lot One (1) of Hutchings Addition, City of Winterset, Madison County, Iowa, EXCEPT that part thereof, containing 0.01 acres, more or less, conveyed to the State of Iowa for highway purposes on April 13, 1959 in Town Lot Deed Record 35, Page 606 in the Office of the Recorder of Madison County, Iowa; AND the East One-Fourth (1/4) of Lot One (1) of Hutchings Addition, City of Winterset, Madison County, Iowa, AND the North 102 feet and 4 inches of Lot Nine (9) of the Subdivision of the Northeast part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, EXCEPT that part thereof conveyed to the State of Iowa for highway purposes on June 13, 1959 in Town Lot Deed Record 35, Page 634, in the Office of the Recorder of 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: 10-5-2020

Sheryl L. Hayes
Sheryl L. Hayes

Bradley G. Hayes / Sheryl L. Hayes POA
Bradley G. Hayes
By Sheryl L. Hayes, Attorney-in-Fact

STATE OF Ia)
COUNTY OF Polk)ss:
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This record was acknowledged before me on Oct 5, 2020, by Sheryl L. Hayes and Sheryl L. Hayes, as Attorney-in-Fact Bradley G. Hayes.

Marcia Munger
Notary Public in and for said State

