



Document 2021 5262

Book 2021 Page 5262 Type 03 001 Pages 2
Date 12/29/2021 Time 10:22:27AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$543.20 ANNO
Rev Stamp# 647 DOV# 638 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 340,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Phone:
(641) 782-7007

Taxpayer Information: HAWKNUT PROPERTIES, LLC, 275 Chambers Blvd, PO Box 575,
Homerville, GA 31634

✓ **Return Document To:** HAWKNUT PROPERTIES, LLC, 275 Chambers Blvd, PO Box 575,
Homerville, GA 31634

Grantors: DENNIS W. HANSON

Grantees: HAWKNUT PROPERTIES, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

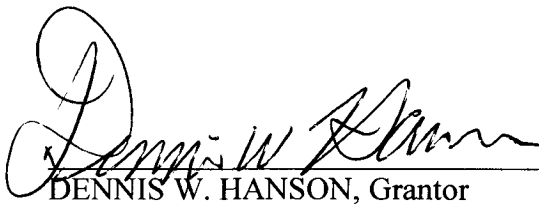
For the consideration of One Dollar(s) and other valuable consideration, DENNIS W. HANSON, a single person, does hereby Convey to HAWKNUT PROPERTIES, LLC, a limited liability company organized and existing under the laws of Iowa, as a limited liability company, the following described real estate in Union County, Iowa:

Parcel A located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2006, Page 4459 on October 26, 2006 in the Office of the Madison County Recorder.

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.

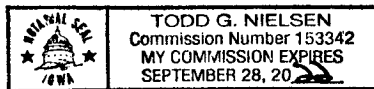
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

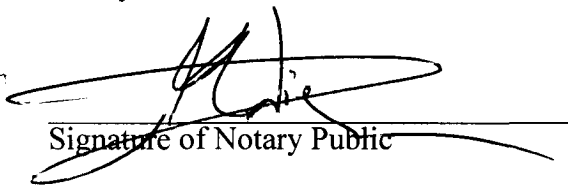
Dated: 12/20/21


DENNIS W. HANSON, Grantor

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on 12/26/2021 by
DENNIS W. HANSON, single.




Signature of Notary Public