



Document 2022 1667

Book 2022 Page 1667 Type 03 001 Pages 3
Date 6/03/2022 Time 12:38:53PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$441.60 ANNO
Rev Stamp# 199 DOV# 192 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

\$276,500

**WARRANTY DEED
Recorder's Cover Sheet**

REG125890-MDK

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Eric Fulton and Frances , 419 N. 3rd Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Daniel L. Hetzel and Susan M. Hetzel

Grantees: Eric Fulton and Frances Fulton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Seventy-Six Thousand Five Hundred Dollar(s) and other valuable consideration, Daniel L. Hetzel and Susan M. Hetzel, single individuals, do hereby Convey to Eric Fulton and Frances Fulton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Sixteen (16) in Block Four (4) in Birchwood Estates Plat No. 1, an Addition to the City of Winterset, 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.

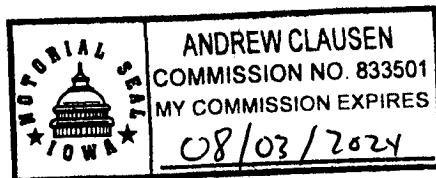
Dated: 5.25.22.

Daniel L. Hetzel, Grantor

Susan M. Hetzel, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 05/25/22 by Daniel L. Hetzel.


Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-25-22 by
Susan M. Hetzel.



Julie Hahn
Signature of Notary Public