

**CONSIDERATION \$200,000**

BK: 2022 PG: 1990  
Recorded: 7/1/2022 at 3:04:40.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$319.20  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Jolene Kay Hansen and Steven Conrad Hansen, 1786 200th Street, Winterset, IA 50273

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

**Grantors:** Kathy Cross

**Grantees:** Jolene Kay Hansen and Steven Conrad Hansen

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Kathy Cross, single person, does hereby Convey to Jolene Kay Hansen and Steven Conrad Hansen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description

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: 6-29-22.

Kathy Cross  
Kathy Cross, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 29, 2022 by  
Kathy Cross.

Jennifer Stover  
Signature of Notary Public



## LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 1.81 acres, more or less, and more particularly described as follows, to-wit: Commencing at a point 567 feet East of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-nine (29), which point is in the middle of the road on the North side of said 40 acre tract, running thence South 235 feet, thence East 335 feet, thence North 235 feet to the middle of said road, thence West 335 feet to the point of beginning.