BK: 2022 PG: 1990

Recorded: 7/1/2022 at 3:04:40.0 PM

Pages 3

County Recording Fee: \$22.00 lowa 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

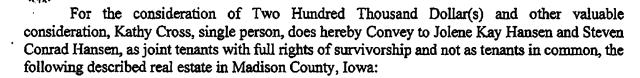
Grantors: Kathy Cross

Grantees: Jolene Kay Hansen and Steven Conrad Hansen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED



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, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Kathy Cross.

n 29, 2022

hν

Signature of Notary Public

JENNIFER STOVER
Commission Number 729109
My Commission Expires

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.