



Document 2024 1187

Book 2024 Page 1187 Type 03 001 Pages 2

Date 5/31/2024 Time 2:39:03PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$815.20 ANNO

Rev Stamp# 152 DOV# 158 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$510,000<sup>00</sup>

**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2927RTE)

**Return To:** Andrew Michael Hauptmann, 2608 120th Street, VAN METER, IA 50261

**Taxpayer Information:** Andrew Michael Hauptmann, 2608 120th Street, VAN METER, IA 50261

2  
3

Wym 150184 MDK

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **James E. Fitzgerald and Ashley R. Fitzgerald, a married couple**, do hereby Convey to **Andrew Michael Hauptmann and Zoe Anne Heuer Hauptmann, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 3, Page 290 on July 8, 1998 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: 5/29/24

*James E. Fitzgerald*  
James E. Fitzgerald

*Ashley R. Fitzgerald*  
Ashley R. Fitzgerald

STATE OF Iowa )  
 )ss:  
COUNTY OF Madison )

This record was acknowledged before me on 5/29/2024, by James E. Fitzgerald and Ashley R. Fitzgerald, a married couple.

*Jasmine Peters*  
Notary Public in and for said State

