

**\$745,000.00**

BK: 2025 PG: 1128  
Recorded: 5/9/2025 at 3:07:12.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,191.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To: Craig C. Canny, 1849 Fox Trail, Winterset, IA 50273**

**Taxpayer: Craig C. Canny, 1849 Fox Trail, Winterset, IA 50273**

**Prepared By: Springer, 148 W. 2nd Street Suite 4, Madrid, IA 50156, Tel: 5154191471 Jason Springer**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Follow Hard Ministries, a corporation organized and existing under the laws of Iowa, does hereby Convey to Craig C. Canny and Kristin Canny, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 21.913 acres, as shown in Plat of Survey filed in Book 2002, Page 1891 on April 22, 2022, in the Office of the Recorder of Madison County, Iowa.

Locally known as: 1849 Fox Trail, WINTERSET, IA 50273

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: \_\_\_\_\_

4-29-25

Follow Hard Ministries, an Iowa corporation

By *Sherri L. Hotze*  
Sherri L. Hotze, President

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 4-29-25,  
by Sherri L. Hotze, as President, of Follow Hard Ministries a corporation.

*[Signature]*  
Signature of Notary Public

