



Document 2025 1964

Book 2025 Page 1964 Type 03 001 Pages 2
Date 7/29/2025 Time 2:26:29PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$583.20 ANNO
Rev Stamp# 273 DOV# 267 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$365,000⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4244

Mail tax statements and return document to:

Kendra Simmons, 2981 214th Trl, Winterset, IA 50273

Wm 16443/mon

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Demry Kenneth Hill and Tabitha M Hill, a married couple**, do hereby convey unto **Kendra Simmons and Pedro Rodriguez, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "E" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.70 acres, as shown in Plat of Survey filed in Book 2018, Page 3147 on September 28, 2018, in the Office of the Recorder of Madison County, Iowa.

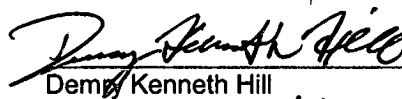


Order No.: 808-31872/AP

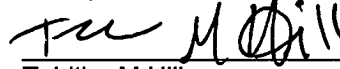
SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Demry Kenneth Hill



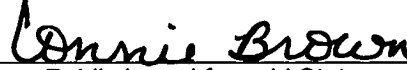
Tabitha M Hill

STATE OF Iowa)

COUNTY OF Madison)

SS:

This instrument was acknowledged before me on July 24 2025 by Demry Kenneth Hill and Tabitha M Hill, a married couple.



Notary Public in and for said State

