

BK: 2025 PG: 770
Recorded: 4/2/2025 at 9:11:54.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$535.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Thomas Dean Hansen, 322 W. Jefferson St., Winterset, IA 50273

Return Document To: Thomas Dean Hansen, 322 W. Jefferson St., Winterset, IA 50273

Grantors: Margaret A. Mallgren

Grantees: Thomas Dean Hansen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Margaret A. Mallgren, Single, does hereby Convey to Thomas Dean Hansen, the following described real estate in Madison County, Iowa:

Lot Four (4) and the West Six (6) feet of Lot Three (3) in Block Twenty (20) of the Original Town of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 3-31-25

Margaret A. Mallgren
Margaret A. Mallgren, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-31-25 by Margaret A. Mallgren.

Sarah M. Cowman
Signature of Notary Public

