

\$620,000.00

BK: 2026 PG: 1879
Recorded: 6/24/2026 at 11:42:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$991.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Seth D. Dodge, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (12084CEN)

Return To: Benjamin Hudson, 2378 Cumming Road, Winterset, IA 50273

Taxpayer Information: Benjamin Hudson, 2378 Cumming Road, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gregory Chapman and Kathy Chapman, a married couple**, do hereby Convey to **Benjamin Hudson, a married person**, in the following described real estate:

Lot One (1) of COPPER FOX ESTATES SUBDIVISION located in the East Half (½) of the Southeast Quarter (¼) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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: 6/17/24

Gregory Chapman
Gregory Chapman

Kathy Chapman
Kathy Chapman

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on June 17, 2024, by Gregory Chapman and Kathy Chapman, a married couple.



Jamie Thompson
Notary Public in and for said State