

CONSIDERATION \$290,000

BK: 2019 PG: 3567
Recorded: 11/6/2019 at 2:34:47.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$463.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6065ESP)

Return To: Mitchell and Amanda Simonson, 1066 Prairieview Ave., Van Meter, IA 50261

Taxpayer Information: Mitchell and Amanda Simonson, 1066 Prairieview Ave., Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Timothy P. Hansen and Mary J. Hansen, a married couple**, do hereby Convey to **Mitchell J. Simonson and Amanda J. Simonson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate in Polk County, Iowa:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 747 on January 13, 1997 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.

