

BK: 2020 PG: 1652
Recorded: 5/14/2020 at 2:59:31.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$303.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Mark A. Critelli , 2924 104th Street Urbandale, Iowa 50322
Phone: (515) 255-8750

Taxpayer Information: (Name and complete address)
Brandon Decker, 421 N John Wayne Drive, Winterset, Iowa 50273

Return Document To: (Name and complete address)
Mark A. Critelli , 2924 104th Street Urbandale, Iowa 50322

Grantors:
Ryan Hauck
Nichole Hauck

Grantees:
Brandon Decker

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Ryan Hauck and Nichole Hauck, a married couple do hereby Convey to Brandon Decker, a single person the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots Three (3) and Four (4) in Block Two (2) of Center Addition to the Original Town of Winterset, Madison County, Iowa

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 on May 13, 2020.

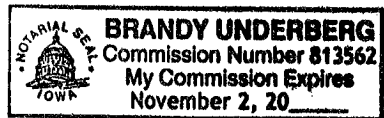
[Signature of Ryan Hauck]
Ryan Hauck (Grantor)

[Signature of Nichole Hauck]
Nichole Hauck (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on May 13, 2020, by Ryan Hauck and Nichole Hauck, a married couple



[Signature of Brandy Underberg]
Signature of Notary Public