



Document 2020 1901

Book 2020 Page 1901 Type 03 001 Pages 2

Date 6/01/2020 Time 12:55:12PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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)453-4618

✓ Mail tax statements and return to:

Brad W Flanagan and Jessica M Flanagan, 5024 Cherrywood Ln, Winterset, IA 50273

$\frac{1}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Top Hat Renovations, Inc., a corporation**, does hereby convey unto **Top Hat Homes, Inc., a corporation**, the following described real estate:

Lot Seven (7) of Cedar Woods Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa



Exemption -- No revenue required. Consideration is \$500.00 or less.

Order No.: 808-11300/BL

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Top Hat Renovations, Inc



Ty Griffin

Printed Name



Matt Christian

Printed Name

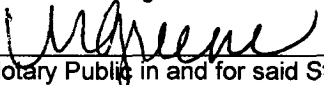
STATE OF Iowa)

COUNTY OF Polk)

SS:

This instrument was acknowledged before me on May 28, 2020 by Ty Griffin as President and Matt Christian as Vice President of Top Hat Renovations, Inc.





Notary Public in and for said State