

**BK: 2020 PG: 2550**  
**Recorded: 7/17/2020 at 12:29:01.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$253.60**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

CONSIDERATION \$158,900

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4638

Mail tax statements and return document to:  
Abbigail S. Hanson and Michael J. Hanson, 405 S Atkinson St, Truro, IA 50257

---

## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Haley A. Winchell, a/k/a Haley Simpson, a single person**, does hereby convey unto **Abbigail S. Hanson and Michael J. Hanson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

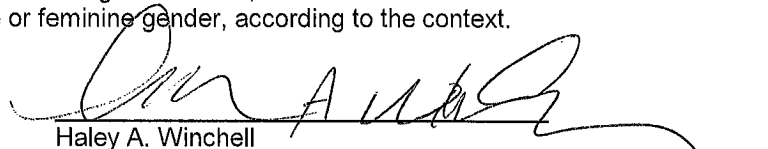
**Lots One (1), Two (2), and Three (3) in Block Two (2) of Atkinson's Addition to the Town of Truro, Madison County, Iowa.**

Order No.: 808-10347/AD

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

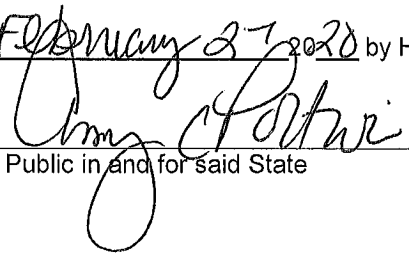
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
Haley A. Winchell

STATE OF Iowa )  
COUNTY OF Dallas )

SS:

This instrument was acknowledged before me on February 27, 2020 by Haley A. Winchell, a/k/a Haley Simpson, a single person.

  
Notary Public in and for said State

