



Document 2021 2926

Book 2021 Page 2926 Type 03 001 Pages 3

Date 7/15/2021 Time 12:52:16PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$919.20

Rev Stamp# 342 DOV# 338

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$515,000

$\frac{1}{2}$ x 3

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Jeffrey and Emily Hawbaker, 2648 160th Street, Van Meter, IA 50261

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Marvin Eugene Scadden, Jr and Carol Jean Scadden

Grantees: Jeffrey Hawbaker and Emily Hawbaker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Marvin Eugene Scadden, Jr and Carol Jean Scadden, husband and wife, do hereby Convey to Jeffrey Hawbaker and Emily Hawbaker, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description

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: 7-9-2021

[Handwritten signature of Marvin Eugene Scadden, Jr.]

Marvin Eugene Scadden, Jr., Grantor

[Handwritten signature of Carol Jean Scadden]

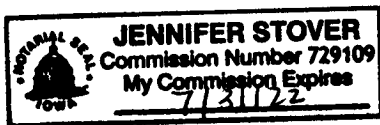
Carol Jean Scadden, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/9/21 by Marvin Eugene Scadden, Jr and Carol Jean Scadden.

[Handwritten signature of Notary Public]

Signature of Notary Public



Parcel "C" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.43 acres, as shown in Plat of Survey filed in Book 2, Page 784 on April 25, 1997, in the Office of the Recorder of Madison County, Iowa; AND Parcel "D", a part of Parcel "B", located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), containing 0.236 acres, as shown in Plat of Survey filed in Book 2009, Page 3103 on October 9, 2009, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "E", of said Parcel "C", containing 0.236 acres, as shown in Plat of Survey filed in Book 2009, Page 3101 on October 9, 2009, in the Office of the Recorder of Madison County, Iowa

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