

BK: 2021 PG: 3030  
Recorded: 7/21/2021 at 11:03:35.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$639.20  
LISA SMITH RECORDER  
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6592RSS)  
Return To: Hannah Wood, 1404 190th Street, WINTERSET, IA 50273  
Taxpayer Information: Hannah Wood, 1404 190th Street, WINTERSET, IA 50273

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dennis A. Bautch**, a single person, do hereby Convey to **Hannah Wood and Jerimiah Wood**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "B" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.43 acres, as shown in Plat of Survey filed in Book 2008, Page 3594 on December 15, 2008, in the Office of the Recorder of Madison County, Iowa; AND Parcel "C," located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), containing 6.79 acres, as shown in Plat of Survey filed in Book 2009, Page 2427 on July 30, 2009, 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.

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: 07/09/2021

Dennis A. Bautch  
Dennis A. Bautch

STATE OF Texas

COUNTY OF Hidalgo

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)ss:  
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This record was acknowledged before me on 07/09/2021, by Dennis A. Bautch, a single person.

[Signature]  
Notary Public in and for said State

