



Document 2021 4078

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Date 9/30/2021 Time 11:48:49AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$399.20
Rev Stamp# 504 DOV# 497
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$250,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

E Return to: James Kaczinski, Jr. and Teri Kaczinski, 615 State Hwy 92 E, Winterset, IA 50273

1/2

WARRANTY DEED

ESB 115176

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Merrill J. Hitchcock and Christine Ann Hitchcock, a married couple** (the "Grantors"), do hereby convey to **James Kaczinski, Jr. and Teri Kaczinski, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of Helen McCall Huntoon Addition, Plat No. 3, to the City of Winterset, 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 Grantors 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 the 28 day of September, 2021.

Christine Ann Hitchcock
Christine Ann Hitchcock (Grantor)

Merrill J. Hitchcock
Merrill J. Hitchcock (Grantor)

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on Sept 28, 2021 2021, by Merrill J. Hitchcock and Christine Ann Hitchcock.

Donald B. Clark II
Notary Public

