

CONSIDERATION \$120,000

BK: 2021 PG: 4121
Recorded: 10/5/2021 at 7:59:00.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$191.20
LISA SMITH RECORDER
Madison County, Iowa

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: Dillon Hatten and Madison Hatten, 515 N. 1st Avenue, Winterset, IA
50273

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

Grantors: Jason Mrzena and Ginger L. Mrzena

Grantees: Dillon Hatten and Madison Hatten

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

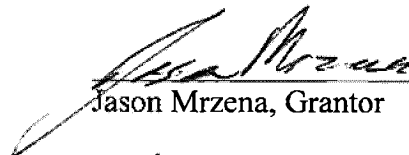
For the consideration of Zero Dollar(s) and other valuable consideration, Jason Mrzena and Ginger L. Mrzena, husband and wife, do hereby Convey to Dillon Hatten and Madison Hatten, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots Three (3) and Four (4) in Block Four (4) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.

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: September 30, 2021.

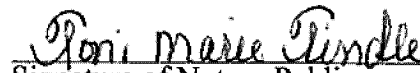

Jason Mrzena, Grantor


Ginger L. Mrzena, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2021 by Jason Mrzena and Ginger L. Mrzena.




Signature of Notary Public