

CONSIDERATION \$242,000

BK: 2021 PG: 4337
Recorded: 10/19/2021 at 8:14:35.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$386.40
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Heather Flaherty, 316 7th Avenue South, Winterset, IA 50273

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

Grantors: Hargin Construction, Inc.

Grantees: Heather Flaherty

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Forty-Two Thousand Dollar(s) and other valuable consideration, Hargin Construction, Inc., an Iowa Corporation organized and existing under the laws of Iowa, does hereby Convey to Heather Flaherty, the following described real estate in Madison County, Iowa:

Lot Ten (10), Block Eighteen (18) of West 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: 10/15/21

Hargin Construction, Inc., an Iowa Corporation

By [Signature]
Josh Hargin, President

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 10/15/21, by Josh Hargin, as President, of Hargin Construction, Inc., an Iowa Corporation.

[Signature]
Signature of Notary Public

