



Document 2021 5208

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Rev Transfer Tax \$127.20
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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$80,000

**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: Patrick Wayne Teigen and Amanda Mary Teigen, 603 Chestnut Street,
Anita, IA 50020

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

Grantors: Philip D. Hanrahan and Traci Hanrahan

Grantees: Patrick Wayne Teigen and Amanda Mary Teigen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Eighty Thousand Dollar(s) and other valuable consideration, Philip D. Hanrahan and Traci Hanrahan, husband and wife, do hereby Convey to Patrick Wayne Teigen and Amanda Mary Teigen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) of Hogue Subdivision, an official plat of the Southwest Quarter (SW¼) of the Southeast Quarter (SE ¼) and the North Half (N½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., 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: 12/21/21

[Signature of Philip D. Hanrahan]
Philip D. Hanrahan, Grantor

[Signature of Traci Hanrahan]
Traci Hanrahan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/21/21 by Philip D. Hanrahan and Traci Hanrahan.

[Signature of Mark L. Smith]
Signature of Notary Public

