

CONSIDERATION \$228,000

BK: 2021 PG: 5216
Recorded: 12/23/2021 at 8:20:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$364.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Patrick Pipenhagen and Rene Pipenhagen, 719 West Hutchings Street, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gary S. Williams, a single person**, (the "Grantor"), does hereby Convey to **Patrick Pipenhagen and Rene Pipenhagen, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

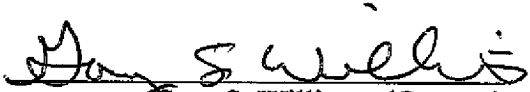
The East One-third (1/3) of the West Three-fourths (3/4) of Lot Fourteen (14) of HUTCHINGS' ADDITION to the Town Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

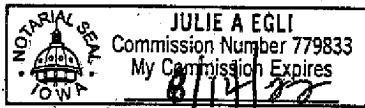
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

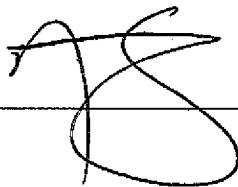
Dated the 16 day of December, 2021.


Gary S. Williams (Grantor)

STATE OF Iowa, COUNTY OF Worth

This record was acknowledged before me on December 16, 2021, by Gary S. Williams.




Notary Public