



Document 2022 1297

Book 2022 Page 1297 Type 03 001 Pages 2  
Date 5/03/2022 Time 11:20:12AM  
Rec Amt \$12.00 Aud Amt \$5.00           INDX  
Rev Transfer Tax \$50.40                ANNO  
Rev Stamp# 154 DOV# 148               SCAN  
LISA SMITH, COUNTY RECORDER        CHEK  
MADISON COUNTY IOWA

\$32,000<sup>00</sup>

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Tessa Prochaska, 610 E. North Street, Winterset, IA 50273

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

**Grantors:** Hargin Construction, Inc.

**Grantees:** Tessa Prochaska

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Thirty-Two Thousand Dollar(s) and other valuable consideration, Hargin Construction, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Tessa Prochaska, the following described real estate in Madison County, Iowa:

Lot Four (4) in Block One (1) of Laughridge and Cassidy's Addition to the Town of Winterset, Madison County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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, according to the context.

Dated: 4-24-22

Hargin Construction, Inc., an Iowa corporation

By *Josh Hargin*, President  
Josh Hargin, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4-29-2022, by Josh Hargin, as President, of Hargin Construction, Inc. a corporation.

*Myles W. Easter*  
Signature of Notary Public

