

CONSIDERATION \$850,000

BK: 2022 PG: 1313
Recorded: 5/4/2022 at 12:58:28.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,359.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309,
Phone: 515-282-6803

Taxpayer Information: Debbie J. Hannam, 871 78th Pl, West Des Moines, IA 50266

Return Document To: Debbie J. Hannam, 871 78th Pl, West Des Moines, IA 50266

Grantors: Karrie L. Nelson

Grantees: Debbie J. Hannam

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2020-2747



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, **Karrie L. Nelson, a single person**, does hereby Convey to **Debbie J. Hannam, as a single person**, the following described real estate in Madison County, Iowa:

Lot Thirty-eight (38) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) 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: 4/29/22

Karrie L. Nelson
Karrie L. Nelson, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 4-29-2022 by Karrie L. Nelson, single.

Scott A. Hall
Signature of Notary Public

