



Document 2022 1789

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Date 6/13/2022 Time 2:44:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$245.60

Rev Stamp# 214 DOV# 206

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

\$154,000⁰

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

¹
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: Richard Hargin and Karen Hargin

Grantees: Tessa Prochaska f/n/a Tessa Baskerville

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty-Four Thousand Dollar(s) and other valuable consideration, Richard Hargin and Karen Hargin, husband and wife, do hereby Convey to Tessa Prochaska the following described real estate in Madison County, Iowa:

Lot Three (3) in Block One (1) of Laughridge and Cassiday's Addition to the Town 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: 6-10-2022.

Richard Hargin
Richard Hargin, Grantor

Karen Hargin
Karen Hargin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-10-2022 by Richard Hargin and Karen Hargin.

Myles W. Easter
Signature of Notary Public

