

BK: 2022 PG: 2370
Recorded: 8/9/2022 at 12:21:45.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$796.80
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (130094)
Return To: Matthew M. Winship and Brittany L. Winship / 2661 Warren Lane, Saint Charles, IA 50240
Taxpayer Information: Matthew M. Winship and Brittany L. Winship / 2661 Warren Lane, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Highland Development, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **Matthew M. Winship and Brittany L. Winship**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Three (3) of A T Cooper Subdivision located in the East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The Corporation 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, and as masculine or feminine gender, according to the context.

Dated: July 21st, 2022

Highland Development, Inc., an Iowa Corporation

By: *Chad C. Lenz*

Chad. C Lenz

Printed Name

President.

Title

STATE OF Iowa, COUNTY OF Dallas) ss:

On this 21 day of July, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Chad C. Lenz as President of Highland Development, Inc., an Iowa Corporation.

Angie Sprenger
Notary Public in and for said State

