



Document 2022 313

Book 2022 Page 313 Type 03 001 Pages 2

Date 1/31/2022 Time 3:19:23PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 37 DOV# 34

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$115,000

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Robert J. Douglas, 4201 Westown Pkwy, Suite 300, West Des Moines, IA 50266, Phone: 515-288-2500

**Taxpayer Information:** Highland Development, Inc., 14225 University Avenue, Suite 244, Waukee, Iowa 50263

**Return Document To:** Highland Development, Inc., 14225 University Avenue, Suite 244, Waukee, Iowa 50263

**Grantors:** Brittany Winship and Matthew Winship, a married couple

**Grantees:** Highland Development, Inc.

**Legal Description:** See Page 2



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brittany Winship and Matthew Winship, a married couple, do hereby Convey to Highland Development, Inc., the following described real estate in Polk County, Iowa:

Lot 3 of A T Cooper Subdivision located in the East 30 acres of the NE 1/4 of the SE 1/4 of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa subject to all zoning, easements and covenants of record, if any.

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: January 29, 2022

Brittany Winship

Matthew Winship

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on January 29, 2022, by Brittany Winship and Matthew Winship, a married couple, on their own behalf.

Signature of Notary Public

