



Document 2022 3560

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$471.20
Rev Stamp# 463 DOV# 455

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$295,000

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4642

E ✓ Mail tax statements and return document to:
Steven M Helland and Cathy D Landis-Helland, 3361 178th Ln, Norwalk, IA 50211

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Justin Menke, a/k/a Justin R Menke, a single person**, does hereby convey unto **Steven M Helland and Cathy D Landis-Helland, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Seven (7) of Hogue Subdivision, an official plat of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.



[Signature]
Justin Menke

STATE OF Iowa)
) SS:
COUNTY OF Polk)

This instrument was acknowledged before me on December 3 2022 by Justin Menke, a/k/a Justin R Menke, a single person.

[Signature]
Notary Public in and for said State