

CONSIDERATION \$3,000

BK: 2022 PG: 656
Recorded: 3/4/2022 at 11:14:41.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$4.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph T. Rasmussen, P.O. Box 367, Exira, Iowa 50076, Phone: (712) 268-5357
Taxpayer/Return to: Hilsabeck Properties, LLC, 619 S. 19th St., West Des Moines, Iowa 50265

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, TOM BROWN and DEB BROWN, husband and wife, do hereby CONVEY to HILSABECK PROPERTIES, LLC the following described real estate in Madison County, Iowa:

The East 18 feet of the N½ of Lot 7, in Block 23, Original Town of Winterset, Madison County, Iowa, except therefrom the East 14 feet.

Grantors do hereby covenant with grantee, 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 this 4 day of February, 2022.

Tom Brown
Tom Brown

Deb Brown
Deb Brown

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 4 day of February, 2022, by Tom Brown and Deb Brown, husband and wife.

Samantha J. Lura
Signature of Notary Public

