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Date 6/01/2023 Time 1:03:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$676.00

Rev Stamp# 161 DOV# 160

INDX ✓

ANNO ✓

SCAN ✓

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$423,000.00

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

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

✓ **Taxpayer Information:** Stanley D. and Tonia L. Rouse, 519 W. Mills Street, Winterset, IA 50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Hargin Construction, Inc.

Grantees: Stanley D. Rouse and Tonia L. Rouse

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Four Hundred Twenty-Three Thousand Dollar(s) and other valuable consideration, Hargin Construction, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Stanley D. Rouse and Tonia L. Rouse, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Northwest Development Plat One (1) to the City of Winterset, Madison County, Iowa. 

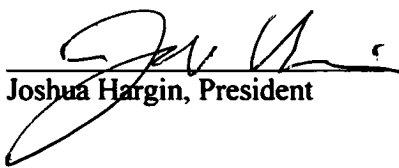
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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, according to the context.

Dated: 05-31-2023

Hargin Construction, Inc., an Iowa corporation

By 
Joshua Hargin, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 05.31.2023, by Joshua Hargin, as President, of Hargin Construction, Inc. a corporation.


Signature of Notary Public

