



Document 2023 1383

Book 2023 Page 1383 Type 03 001 Pages 2

Date 6/15/2023 Time 1:00:47PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$191.20

ANNO

Rev Stamp# 180 DOV# 180

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$20,000<sup>00</sup>

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Randall Henry and Paige Henry, 1510 W. Washington, Winterset, IA  
50273

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

**Grantors:** Shawn William Hanson and Nancy Jane Hanson

**Grantees:** Randall Henry and Paige Henry

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Shawn William Hanson and Nancy Jane Hanson, husband and wife, do hereby Convey to Randall Henry and Paige Henry, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., located in and forming a part of the City of Winterset, Madison County, Iowa, containing 1.197 acres, as shown in Plat of Survey filed in Book 2, Page 370 on August 27, 1998 in the Office of the Recorder of Madison County, Iowa.



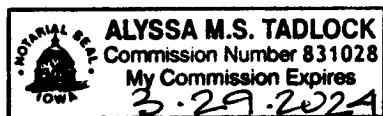
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 6.13.2023

Shawn William Hanson
Shawn William Hanson, Grantor



Nancy Jane Hanson
Nancy Jane Hanson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6.13.2023 by Shawn William Hanson and Nancy Jane Hanson.

Alyssa M. Tadlock
Signature of Notary Public