



Document 2023 2034

Book 2023 Page 2034 Type 03 001 Pages 2

Date 8/28/2023 Time 8:23:58AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

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SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273,
Phone: 515-462-3731

Taxpayer Information: Jennie Jane Hargrove, 724 W. Jefferson, Winterset, IA 50273

Return Document To: Jennie Jane Hargrove, 724 W. Jefferson, Winterset, IA 50273

Grantors: Rita F. Huntrods and Donald S. Huntrods

Grantees: Jennie Jane Hargrove

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rita F. Huntrods and Donald S. Huntrods, Wife and Husband, do hereby Convey to Jennie Jane Hargrove, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.70 acres, as shown in Plat of Survey filed in Book 2023, Page 1599 on July 13, 2023, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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.

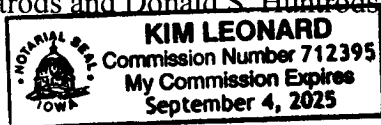
Dated: Aug 25, 2023

Rita F. Huntrods
Rita F. Huntrods, Grantor

Donald S. Huntrods
Donald S. Huntrods, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 25, 2023 by Rita F. Huntrods and Donald S. Huntrods



Kim Leonard
Signature of Notary Public