



Document 2023 2546

Book 2023 Page 2546 Type 03 001 Pages 3  
Date 10/17/2023 Time 1:15:12PM  
Rec Amt \$17.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** Devin Davis, 3106 Ingersoll Ave, Des Moines, IA 50312, Phone: (515) 505-8927

**Taxpayer Information:** Randy Hatch, 4150 R57 Hwy, Norwalk, IA 50211

**Return Document To:** Randy Hatch, 4150 R57 Hwy, Norwalk, IA 50211

**Grantors:** Randy Hatch and Chris Endres

**Grantees:** Randy Hatch

**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, Randy Hatch and Chris Endres, Tenants in Common, do hereby Convey to Randy Hatch, the following described real estate in Madison County, Iowa:

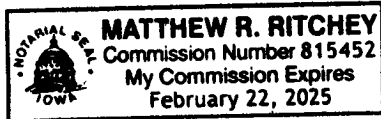
The Southwest Quarter (SW1/4) of Section Thirty-Two (32), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying Northwest of the public road and containing 1 acre, more or less, AND EXCEPT that Parcel "A" located therein as shown in Plat of Survey filed in Book 2017, Page 1529 on May 15, 2017, in the Office of the Recorder of Madison County, Iowa; AND the former railroad right of way across the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-Two (32); AND EXCEPT Parcel "B" located therein as shown in Plat of Survey filed in Book 2023, Page 1026 on May 12, 2023.

This deed is exempt according to Iowa Code 428A.2(13).

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: 8-21-23



Randy Hatch, Grantor

Chris Endres, Grantor

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me on August 21, 2023 by Randy Hatch.

Matthew R Ritchey  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me on August 21, 2023 by  
Chris Endres.

Matthew R Ritchey  
Signature of Notary Public

