



Document 2023 2547

Book 2023 Page 2547 Type 03 001 Pages 3

Date 10/17/2023 Time 1:16:18PM

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:** Chris Endres, 3164 220<sup>th</sup> Street, St. Charles, IA 50240

**Return Document To:** Chris Endres, 3164 220<sup>th</sup> Street, St. Charles, IA 50240

**Grantors:** Randy Hatch and Chris Endres

**Grantees:** Chris Endres

**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 Chris Endres in Fee Simple, the following described real estate in Madison County, Iowa:

Parcel B of that Part of the South Half of the Southwest Quarter of Section 32, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, shown in Plat of Survey filed in Book 2023, Page 1026 on May 12, 2023; and described as follows:

Beginning at the South Quarter corner of said Section 32; thence North 00 degrees 18 minutes 45 seconds East, 692.16 feet along the East line of said Southwest Quarter to the Centerline of Clanton Creek; thence North 76 degrees 52 minutes 51 seconds West, 608.57 feet along said Centerline; thence with a curve turning left with an arc length of 230.22 feet, with a radius of 176.39 feet, with a chord bearing of South 65 degrees 43 minutes 42 seconds West, with a chord length of 214.22 feet along said Centerline; thence South 28 degrees 20 minutes 14 seconds West, 329.82 feet along said Centerline; thence with a curve turning to the right with an arc length 253.48 feet, with a radius of 176.39 feet, with a cord bearing of South 69 degrees 30 minutes 20 seconds West, with a cord length of 232.22 feet along said Centerline; thence North 69 degrees 19 minutes 34 seconds West, 180.22 feet along said Centerline; thence with a curve turning to the left with an arc length of 270.06 feet, with a radius of 220.49 feet, with a chord bearing of South 75 degrees 35 minutes 04 seconds West, with a cord length of 253.49 feet along said Centerline; thence South 40 degrees 29 minutes 43 seconds West, 27.15 feet along said Centerline; thence with a curve turning to the left with an arc length of 115.12 feet, with a radius 176.39 feet, with a chord bearing South 21 degrees 47 minutes 52 seconds West, with a cord length 113.09 feet along said Centerline; thence leaving said Centerline for one course South 82 degrees 53 minutes 19 seconds West, 249.79 feet again to said Centerline; thence with a non-tangent curve turning to the left with an arc length of 294.28 feet, with a radius of 220.49 feet, with a chord bearing of North 23 degrees 21 minutes 35 seconds West, with a chord length 272.92 feet along said Centerline; thence North 61 degrees 35 minutes 43 seconds West, 245.16 feet along said Centerline; thence with a curve turning to the left with an arc length of 79.69 feet with a radius of 220.49 feet, with a chord bearing North 71 degrees 56 minutes 58 seconds West, with a cord length of 79.26 feet along said Centerline; thence North 82 degrees 18 minutes 12 seconds West, 330.74 feet along said Centerline to the West line of said Southwest Quarter; thence South 00 degrees 03 minutes 20 seconds West, 862.86 feet to the Southwest corner of Said Section 32; thence North 85 degrees 20 minutes 46 seconds East, 2616.33 feet to the Point of Beginning, having an area of 39.51 Acres including 1.98 Acres of Road Easement.

**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: August 21, 2023



Randy Hatch  
Randy Hatch, Grantor

Chris Endres  
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

