

BK: 2023 PG: 577
Recorded: 3/22/2023 at 11:14:58.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$79.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$50,000.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Heidi M. Brown and Joseph A. Hewitson, 1108 63rd Street, Windsor Heights, IA 50324

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Beverly Fenimore, a single person**, (the "Grantor"), does hereby Convey to **Heidi M. Brown and Joseph A. Hewitson, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land described as follows, to-wit: - Commencing at the Northeast corner of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence West 500 feet along the North line of said 40-acre tract, thence South 265 feet, thence East 500 feet parallel with the North line to the East line of said 40-acre tract to the East line of said 40-acre tract, thence North 265 to the point of beginning.

Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in-fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

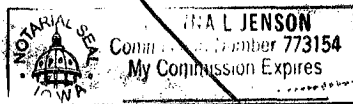
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

Dated the 20 day of March, 2023.

Beverly Fenimore
Beverly Fenimore (Grantor)

STATE OF TX, COUNTY OF Dallas

This record was acknowledged before me on March 20, 2023, by Beverly Fenimore.



Shawna L. Jensen
Notary Public

