

BK: 2023 PG: 722  
Recorded: 4/11/2023 at 1:03:32.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,006.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$629,260.00**

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This instrument prepared by:  
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
ALYSSA NICOLE ITZIN TIMM AND MICHAEL DEAN TIMM, 1717 MERRIAM CT, WINTERSSET, IA 50273

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## **WARRANTY DEED**

Legal: Lot Six (6) of Hillcrest Subdivision, located in the East Half (½) of the North, Madison County, Iowa.


Address: **1717 Merriam Ct, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Yanhui Yu and Scott Iverson, a married couple**, hereby conveys the above-described real estate to **Alyssa Nicole Itzin Timm and Michael Dean Timm, a married couple**.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

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| <p>STATE OF <u>Iowa</u></p> <p>COUNTY OF <u>Madison</u></p> <p>I, <u>Steve Wiederin</u> Notary Public for the County of <u>Madison</u> and State of <u>Iowa</u> do hereby certify that Yanhui Yu and Scott Iverson, a married couple personally appeared before me this day and acknowledged the due execution of the foregoing instrument.</p> <p>Witness my hand and official seal, this the <u>31</u> of <u>March</u> 2023.</p> <p></p> <p>_____<br/>Notary Public</p> <p>My Commission Expires:</p> <p>(SEAL)</p> | <p>Dated: <u>3/31/2023</u>, 2023</p> <p><u>Yanhui Yu</u></p> <p><u>Scott Iverson</u></p> |
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