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Date 7/07/2025 Time 2:04:19PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$704.80

ANNO

Rev Stamp# 243 DOV# 236

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$440,748.00

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel: 5154623731

Taxpayer Information: Stephen D. Hays and Jessica M. Drey, 2671 Quail Ridge Lane, Winterset, IA 50273

Ⓒ **Return Document To:** Stephen D. Hays and Jessica M. Drey, 2671 Quail Ridge Lane, Winterset, IA 50273

Grantors: Madison County Renovations, Inc.

Grantees: Stephen D. Hays and Jessica M. Drey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, Madison County Renovations, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Stephen D. Hays and Jessica M. Drey, as joint tenants with full rights of survivorship, the following described real estate in Madison County, Iowa:


The North Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa; EXCEPT Parcel "C" located therein, containing 5.463 acres, as shown in Amended Plat of Survey filed in Farm Plat Record 2, Page 719, on September 6, 1996 in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Miscellaneous Record 43, Page 694, on October 29, 1996 in the Office of the Recorder of Madison County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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, according to the context.

Dated: 7/3/2025.

Madison County Renovations, Inc., an Iowa corporation

By 
Mark Hays, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 3, 2025,
by Mark Hays, as President, of Madison County Renovations, Inc. a corporation.




Signature of Notary Public