



Document 2025 1832

Book 2025 Page 1832 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$279.20 ANNO

Rev Stamp# 258 DOV# 252 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

2/3

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Ervin Yutzy and Katherine Yutzy, 3148 US Hwy 169, Lorimor, IA
50149

☒ **Return Document To:** Ervin Yutzy, 3148 US Hwy 169, Lorimor, IA 50149

Grantors: Paul Hammans

Grantees: Ervin Yutzy and Katherine Yutzy

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, Paul Hammans, a single individual, does hereby Convey to Ervin Yutzy and Katherine Yutzy, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


A parcel of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 192 on May 30, 1990, in the Office of the Recorder of Madison County, Iowa.



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.

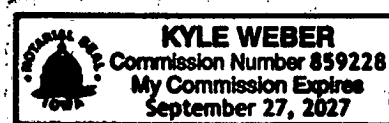
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

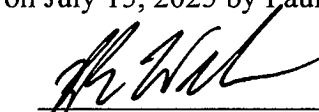
Dated: July 15, 2025.


Paul Hammans, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 15, 2025 by Paul Hammans.





Signature of Notary Public