

Document 2005 739

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Rev Transfer Tax \$79.20
Rev Stamp# 70

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER ☒
RECORDED ☒
COMPARED ☐

Preparer Information Julie A. Forsyth, 113 North John Wayne Drive, Winterset, Iowa 50273, (515) 462-1666
Individual's Name Street Address City Phone



✓ Address Tax Statement: Dennis Hansen
2708 Quail Ridge Ave.
Pepp. Ia. 50222

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of 50,000.00
Dollar(s) and other valuable consideration,
Pamela J. Madison and Kenneth D. Madison, wife and husband

do hereby Convey to
Dennis K. Hansen and Karla R. Hansen, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

The North 400 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-five (35),
Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

K.H.

In fulfillment of contract filed in
book 1-28 pg. 701 date recorded 5-7-91

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.

STATE OF IOWA

Dated: 1-10-2005

MADISON COUNTY, ss:

On this 10th day of January 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Pamela J. Madison and Keth D. Madison, wife and husband

Pamela J. Madison (Grantor)

Kenneth D. Madison 1-31-05 (Grantor)

Pamela J. Madison (only)
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

Joanne K. DeCarlo

Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

JOLENE K. DeCARLO

Commission Number 105886
My Commission Expires 1-10-2008

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

} ss.

On

January 31, 2005

before me,

GRACE JEONG HI PARK

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

KENNETH DALE MADISON

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Grace Jeong Hi Park
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

N/A

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here