



Document 2012 846

Book 2012 Page 846 Type 03 001 Pages 2

Date 3/26/2012 Time 11:13 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 74 DOV# 74

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (579ESP)

7124 Garrison Rd., Windsor Heights, IA 50324

✓ Return To: Joseph A. Hintzen, ~~8335 135th Court~~, Cumming, Iowa 50061

Taxpayer Information: Joseph A. Hintzen, 7124 Garrison Road, Windsor Heights, IA 50324

125,000.00

40298 Reg LSP

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Denis Marchand and Christine E.T. Marchand, husband and wife**, do hereby Convey to **Joseph A. Hintzen and Kelly J. Hintzen, 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:

Lot 11 of Polo Pointe Plat 2 Subdivision, a subdivision in the S 1/2 of the NW 1/4, S 1/2 of the NE 1/4, NE 1/4 of the SW 1/4, and the N 1/2 of the SE 1/4 of Section 24, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as amended by the Corrected Subdivision Plat of Lots 11 and 12 of Polo Pointe Plat 2 Subdivision, filed April 15, 2004 in the Madison County Recorder's Office in Book 2004 at Page 1633,

AND


Parcel "F" located in Lot 12, and containing 2.99 acres as shown in Plat of Survey filed in Book 2009, Page 46, on January 7, 2009, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

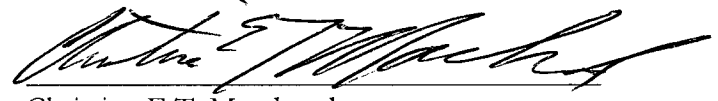
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 3/21/12



Denis Marchand

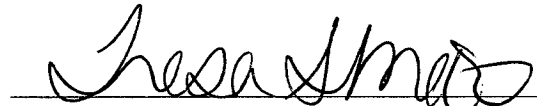


Christine E.T. Marchand

STATE OF IOWA)
) ss:
COUNTY OF Polk)

On this 21st day of March, 2012, before me the undersigned, a Notary Public in and for said State, personally appeared Denis Marchand and Christine E.T. Marchand, husband and wife, 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.





Notary Public in and for said State