



Document 2016 589

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Date 3/10/2016 Time 1:20:36PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$13.60

Rev Stamp# 69 DOV# 74

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**PREPARED BY:**

Lewis Eaton  
601 NW Wagner Ridge Court  
Ankeny, IA 50023

**RECORDING REQUESTED BY**

✓ **AND WHEN RECORDED MAIL TO:**

Chet and Ginger Hiatt  
3329 Valleyview Avenue  
Truro, IA 50257

**MAIL TAX STATEMENTS TO:**

Chet and Ginger Hiatt  
3329 Valleyview Avenue  
Truro, IA 50257

\$9,000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This document is exempt from the declaration of value reporting requirements as enumerated in Iowa Code Section 428A.2 subsection \_\_\_\_\_.

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS GENERAL WARRANTY DEED, made and entered into on the 1 day of June, 2015, between Heartland Millwrights, Inc., a single person, whose address is 601 NW Wagner Ridge Court, Ankeny, Iowa 50023 ("Grantors"), and Chet Hiatt, whose address is 3329 Valleyview Avenue, Truro Iowa 50257, and Ginger Haitt, whose address is 3329 Valleyview Avenue, Truro Iowa 50257, a married couple ("Grantee").

For and in consideration of the sum of \$9,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantee, the property located in Madison County, Iowa, described as:

1.50A (1A E CENT PT SE NE SEC 33 & .5A WRD SW NW SEC 34 MOB)  
(see attached addendum for full description)

Prior instrument reference: General Warranty Deed, Volume/Book 2008, Page 1445, Document No. 2008 1445, of the Recorder of Madison, Iowa, recorded Thursday, October 17, 2013.


SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 770163328030000

IN WITNESS WHEREOF the Grantors have executed this deed on the 1 day of June, 2015.

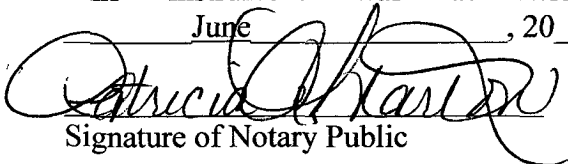
June 1, 2015  
Date

  
\_\_\_\_\_  
Heartland Millwrights, Inc., Grantor

State of Iowa

County of Polk

This instrument was acknowledged before me on the 1 day of June, 2015, by \_\_\_\_\_.

  
Signature of Notary Public

PATRICIA A MARKOW  
NOTARIAL SEAL-IOWA  
COMMISSION NO. 747564  
MY COMMISSION EXPIRES 6/30/2016

\_\_\_\_\_  
Title (or Rank for Military Personnel)

(Seal or Stamp)

IN WITNESS WHEREOF the Grantee has executed this deed on the 1 day of June, 20 15.

June 1, 2015  
Date

Chet Hiatt  
Chet Hiatt, Grantee

June 1, 2015  
Date

Ginger Hiatt, Grantee

State of Iowa

County of Polk

This instrument was acknowledged before me on the 1 day of June, 20 15, by \_\_\_\_\_.

Patricia A. Markow  
Signature of Notary Public

PATRICIA A MARKOW  
NOTARIAL SEAL-IOWA  
COMMISSION NO. 747564  
MY COMMISSION EXPIRES 6/26/2016

\_\_\_\_\_  
Title (or Rank for Military Personnel)

(Seal or Stamp)

## Addendum

1. A tract of land described as follows, to wit: Commencing at the Southeast corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirty-three (33), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 453.27 feet along the East line of said Section Thirty-three (33), thence South 15°23'54" East 22.94 feet to the point of beginning, said point being on the centerline of County Road, thence South 15°23'54" East 324.97 feet along said centerline, thence South 79°38'16" West 93.91 feet to the East line of said Thirty-three (33), thence continuing 79°38'16" West 120.86 feet, thence North 10°50'10" West 323.72 feet, thence North 79°38'16" East 182.73 feet to the East line of said Section Thirty-three (33), thence North 79°38'16" East 6.19 feet to the point of beginning, said parcel contains 1.500 acres including 0.224 acres of road Right-of-Way.