



**BK: 2017 PG: 3261**  
**Recorded: 10/17/2017 at 11:06:23.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$50.40**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4625

Mail tax statements and return document to:  
Sarah Hansen and Darren Hansen, 8014 Warren Dr, Des Moines , IA 50320

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Justin Anderson and Whitney Anderson, husband and wife**, do hereby convey unto **Sarah Hansen and Darren Hansen, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

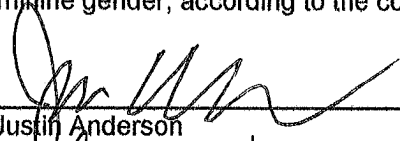
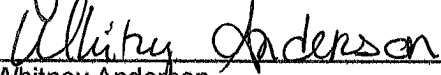
**Parcel "EE" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.64 acres, as shown in Plat of Survey filed in Book 2013, page 2558 on August 29, 2013, in the Office of the Recorder of Madison County, Iowa.**

Order No.: MES-76347/JC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

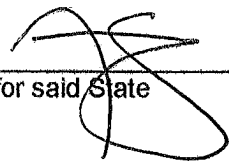
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
Justin Anderson  
  
Whitney Anderson

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on October 16 2017 by Justin Anderson and Whitney Anderson, husband and wife.

  
Notary Public in and for said State

