



BK: 2018 PG: 3588
Recorded: 11/6/2018 at 11:19:52.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$359.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

H H I Co.
P.O. Box 488
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Scott M. Lange
Shelli A. Lange

Grantees:

H H I Co.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$225,000.00 and no/100ths----- Dollar(s) and other valuable consideration, SCOTT M. LANGE and SHELLI A. LANGE, husband and wife, do hereby Convey to HHI Co., an Iowa corporation, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at a point 359.3 feet West of the Southeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Six (6), and running thence West 191.2 feet, thence North 429 feet, thence East 195.1 feet, thence South 429 feet to point of beginning.

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 on November 5, 2018.

(Grantor)

Scott M. Lange (Grantor)

(Grantor)

Shelli A. Lange (Grantor)

STATE OF IOWA, COUNTY OF MADISON. This record was acknowledged before me on November 5, 2018, by Scott M. Lange and Shelli A. Lange

Signature of Notary Public

