



BK: 2019 PG: 1949
Recorded: 7/1/2019 at 9:21:40.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$367.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 633-8870
Return document to and mail tax statements to:
ANTHONY J. FRANTZEN, 1651 Hogback Bridge Road, Winterset, Iowa 50273 File #RESC / SAM (rftb)

WARRANTY DEED

Legal: Parcel "A" located in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 3, Township 76 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 4.083 acres, as shown in Plat of Survey filed in Book 2003, Page 926 on February 20, 2003, in the Office of the Recorder of Madison County, Iowa

Address: 1651 Hogback Bridge Road, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew D. Hartman and Katie Hartman, a married couple**, do hereby convey the above-described real estate to **Anthony J. Frantzen, ~~a married person~~**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

<p style="text-align: center;">STATE OF IOWA)</p> <p style="text-align: center;">COUNTY OF <u>Dallas</u>)</p> <p style="text-align: center;">) SS:</p> <p>On this <u>19</u> day of <u>June</u>, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared Matthew D. Hartman and Katie Hartman, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Samantha K Orellana</u> Notary Public in and for said State</p>	<p>Dated: <u>June 19</u>, 2019</p> <p><u>[Signature]</u> Matthew D. Hartman</p> <p><u>[Signature]</u> Katie Hartman</p>
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