



Document 2019 2706

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Date 8/29/2019 Time 3:53:40PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$296.80

ANNO

Rev Stamp# 342 DOV# 352

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$185,900

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1576RTE)

Return To: Andrew L. Wagner, 128 Lillianna Street, PATTERSON, IA 50218

Taxpayer Information: Andrew L. Wagner 128 Lillianna Street, PATTERSON, IA 50218

F1063578

P193948

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bree Onna R. Spradling f/k/a Bree Onna R. Shnurman, a single person**, do hereby Convey to **Andrew L. Wagner and Shey N. Severson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Eight (8) of FOX BEND PLAT 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa. AND Lot Ten (10) of FOX BEND PLAT 1, an Official Plat, now included in and forming a part of the City of Patterson, 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: 8-23-19

Bree Onna R. Spradling

STATE OF Iowa

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)ss:

COUNTY OF Polk

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This record was acknowledged before me on August 23rd 2019, by Bree Onna R. Spradling, a single person.

Notary Public in and for said State

