



Document 2019 4043

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Date 12/19/2019 Time 3:42:46PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$756.80  
Rev Stamp# 486 DOV# 503

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

### WARRANTY DEED - JOINT TENANCY

1/2 x 1/2

Return to: Bruce Wangler and Nicole Wangler, 2259 Kippy Ridge Court, Winterset, IA 50273  
Taxpayer: Bruce Wangler and Nicole Wangler, 2259 Kippy Ridge Court, Winterset, IA 50273  
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$473,500.00--- Dollar(s) and other valuable consideration, Patricia J. Mortvedt, single person

Bruce Wangler and Nicole Wangler, a married couple do hereby Convey to

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lot Five (5) of Kippy Ridge Estates, located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



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 12-16-19

Patricia J. Mortvedt  
Patricia J. Mortvedt (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 16, 2019, by Patricia J. Mortvedt



Sarah M. Cowman  
Signature of Notary Public