



Document 2020 4444

Book 2020 Page 4444 Type 03 001 Pages 2
Date 11/17/2020 Time 11:43:48AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 539 DOV# 534

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 140,000

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)453-4637

✓ Mail tax statements and return document to:

Larry Joseph Wheatley and Whitney Wheatley, 714 S 3rd Ave, Winterset, IA 50273

NAF 91984

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James Robert Mundell and Brenda Mundell, a married couple**, do hereby convey unto **Larry Joseph Wheatley and Whitney Wheatley, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The South Half (1/2) of Lots One (1), Two (2), and Three (3) in Block Three (3) of W.A. Jenkins' Addition to the Town of Winterset, Madison County, Iowa.



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.

James Robert Mundell
James Robert Mundell
Brenda J. Mundell
Brenda Mundell

STATE OF Iowa)
COUNTY OF Black Hawk)

SS:

This instrument was acknowledged before me on November 13 2020 by James Robert Mundell and Brenda Mundell, a married couple.

Cheri Hills
Notary Public in and for said State

