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Date 5/12/2021 Time 11:40:02AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$267.20

ANNO

Rev Stamp# 204 DOV# 202

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Return To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Taxpayer: David Wiley and Nicole Wiley, 614 W. Summit, Winterset, IA 50273

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731


$\frac{1}{2}$ \$ 167,500



WARRANTY DEED JOINT TENANCY

LIN167074

For the consideration of One Hundred Sixty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Tanya Comer-Sanson, n/k/a Tanya Comer, Single, does hereby Convey to David Wiley and Nicole Wiley, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the West Half (1/2) of Lot One (1) of Hutchings Addition to the City of Winterset, 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: 5.10.21

Tanya Comer-Sanson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5.10.21 by
Tanya Comer-Sanson.



Sarah M. Cowman
Signature of Notary Public