



Document 2021 2998

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$639.20 ANNO
Rev Stamp# 351 DOV# 346 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$400,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Curtis R. Simmons, 1716 W. Ridge Court, Polk City, IA 50226 and
Vicky Simmons, 1716 W. Ridge Court, Polk City, IA 50226

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

Grantors: Richard B. Weidman and Connie S. Weidman

Grantees: Curtis R. Simmons and Vicky Simmons

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Richard B. Weidman and Connie S. Weidman, Husband and Wife, do hereby Convey to Curtis R. Simmons and Vicky Simmons, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A", located in the Northwest Quarter (1/4) 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, containing 3.295 acres, as shown in Plat of Survey filed in Book 2003, Page 659 on February 5, 2003, in the Office of the Recorder of 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: 7/16/21

Richard B. Weidman
Richard B. Weidman, Grantor

Connie Weidman
Connie S. Weidman, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/16/21 by Richard B. Weidman and Connie S. Weidman.



Signature of Notary Public