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Date 1/10/2022 Time 12:27:01PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$735.20

ANNO

Rev Stamp# 10 DOV# 9

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$460,000

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

PT58120045

Taxpayer Information: Joshua Wandrey and Nicole Wandrey, 3315 144th Court, Cumming, IA 50061

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

Grantors: George E. Moulton, III and Patricia A. Moulton

Grantees: Joshua Wandrey and Nicole Wandrey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Sixty Thousand Dollar(s) and other valuable consideration, George E. Moulton, III and Patricia A. Moulton, husband and wife, do hereby Convey to Joshua Wandrey and Nicole Wandrey, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Maple Wood Cove Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26) and in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-five (35), Township Seventy-Six (76) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

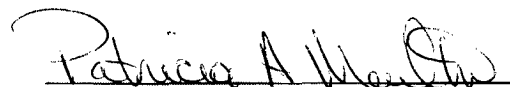


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 12/31/21.



George E. Moulton, III, Grantor


Patricia A. Moulton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/31/21 by
George E. Moulton, III and Patricia A. Moulton.




Signature of Notary Public