

BK: 2022 PG: 1228  
Recorded: 4/27/2022 at 3:51:53.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$823.20  
LISA SMITH RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Corey Stephenson and Lindsey Stephenson, 1619 Juniper Court, Earlham IA 50072

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Seth L. Wendell and Melanie K. Wendell, a married couple** (the “Grantors”), do hereby convey to **Corey Stephenson and Lindsey Stephenson, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

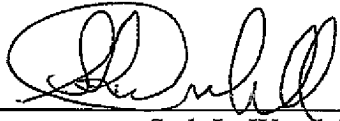
Lot Eight (8) of JUNIPER ESTATES in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that 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

Dated the 18th day of April, 2022.

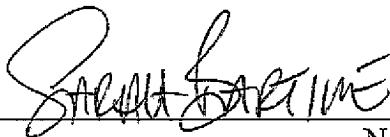
  
Seth L. Wendell (Grantor)

  
Melanie K. Wendell (Grantor)

STATE OF Iowa, COUNTY OF Black

This record was acknowledged before me on April 18th, 2022, by Seth L. Wendell and Melanie K. Wendell.



  
Notary Public