



Document 2022 132

Book 2022 Page 132 Type 03 001 Pages 2

Date 1/12/2022 Time 2:06:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,199.20

Rev Stamp# 14 DOV# 13

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$750,000⁰⁰

WARRANTY DEED
Joint Tenancy

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209,
Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: **Brittany R. Smith and Sherry R. Sheridan,**
3315 144th Court, CUMMING, IA 50061

Grantor/Affiant: **Josh Wandrey and Nicole Wandrey**

Grantee: **Brittany R. Smith and Sherry R. Sheridan**

P219308

For the consideration of One Dollar(s) and other valuable consideration, **Josh Wandrey and Nicole Wandrey, a married couple** do hereby Convey to **Brittany R. Smith and Sherry R. Sheridan**, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lot Eighteen (18) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) 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: 1/6/22.

Josh Wandrey
Josh Wandrey, Grantor

Nicole Wandrey
Nicole Wandrey, Grantor

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on January 6th 2022, by **Josh Wandrey and Nicole Wandrey, a married couple.**

Katie Espenhover
Signature of Notary Public

KATIE ESPENHOVER
Notarial Seal, Iowa
Commission Number 820721
My Commission Expires October 17, 2022