

BK: 2022 PG: 3077  
Recorded: 10/21/2022 at 1:40:02.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$735.20  
LISA SMITH RECORDER  
Madison County, Iowa

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This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 224-8815  
Return document to and mail tax statements to:  
MARK WIEBELHAUS AND JAMIE L. WIEBELHAUS, 1702 Earlham Road, Winterset, Iowa 50273 File #MAC (spo)

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## WARRANTY DEED

Legal: **Lot 2 of the AMENDED PLAT OF PONDEROSA RANCH SUBDIVISION, a part of Parcel "E" in the Northwest Fractional Quarter of the Northwest Quarter (NW frl. ¼ NW ¼) of Section 7, Township 76, North, Range 28, West of the 5<sup>th</sup> P.M., Madison County, Iowa**


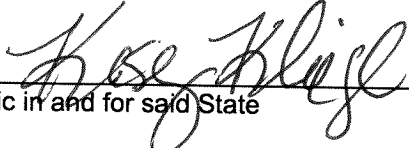
Address: 1702 Earlham Road, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gail A. Jhll, a single person**, does hereby convey the above-described real estate to **Mark Wiebelhaus and Jamie L. Wiebelhaus, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF <u>Iowa</u> )	Dated: <u>10/19/22</u> , 2022
COUNTY OF <u>B/K</u> ) SS:	
On this <u>19</u> day of <u>October</u> , 2022, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Gail A. Johl</b> , a <b>single person</b> , to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.	 Gail A. Johl
 Notary Public in and for said State	

