



Document 2022 390

Book 2022 Page 390 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$479.20 ANNO

Rev Stamp# 47 DOV# 44 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$300,000

**WARRANTY DEED
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:** William and Laken Moothart, 2923 N. John Wayne Drive, Winterset, IA 50273

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

Grantors: Diana Lee Wenger

Grantees: William Moothart and Laken Moothart

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Diana Lee Wenger, single, does hereby Convey to William Moothart and Laken Moothart, 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 Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres. as shown in Plat of Survey filed in Book 2, Page 440 on February 10, 1994, in the Office of the Recorder of Madison County, Iowa. **(B)**

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.

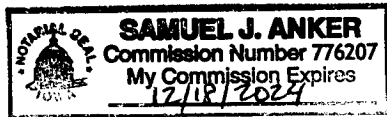
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 7, 2022.

Diana Lee Wenger
Diana Lee Wenger, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 7, 2022 by Diana Lee Wenger.



Samuel J. Anker
Signature of Notary Public