

\$250,000

BK: 2023 PG: 1521
Recorded: 7/3/2023 at 1:30:22.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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

Taxpayer Information: Jordan Hager and Danielle Hager, 8110 Northview Dr., Urbandale, IA
50322

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

Grantors: Michael Wistock and Lisa Wistock

Grantees: Jordan Hager and Danielle Hager

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Michael Wistock, single, and Lisa Wistock, single, do hereby Convey to Jordan Hager and Danielle Hager, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Reservation of Easement

Grantors reserve an ingress egress easement over the North Forty (40) feet of the West Twenty (20) acres of the Southeast Quarter of the Southeast Quarter (SE ¼ SE¼) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, for the benefit of the East Ten (10) acres of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Twenty-One (21), Madison County, Iowa. This easement shall include the right to bring any and all utilities to the benefited property. All expenses for the maintenance of the easement shall be born by the Grantors. Said easement shall run with the land and be binding upon successors in interest.

See attached aerial map of easement above.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 6/20/23

[Signature]

Michael Wistock, Grantor

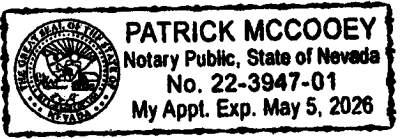
[Signature]

Lisa Wistock, Grantor

6/21/2023

STATE OF Nevada, COUNTY OF Clark

This record was acknowledged before me on 6-20-23 by Michael Wistock.

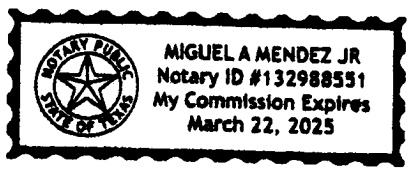


[Signature]
Signature of Notary Public

STATE OF Texas, COUNTY OF Tarrant

This record was acknowledged before me on June 20th, 2023 by Lisa Wistock.

[Signature]
Signature of Notary Public



CH P69 260th ST.

39.64

575.1
0.522 acres
571

40.07

Parcel ID 560112188030000

Sec/Twp/Rng 21-75-28

Property Address

District

Brief Tax Description

LINCOLN WINTERSET WFD

W 20A SE SE

(Note: Not to be used on legal documents)

Alternate ID n/a

Class A

Acreage 20.0

Owner Address WISTOCK, MICHAEL & LISA

613 UNBRIDLED LANE

KELLER, TX 76248