

\$145,000.00

BK: 2023 PG: 1686
Recorded: 7/21/2023 at 8:07:03.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$231.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Keanan H. Ludeman and Vanessa M. Ludeman, 2517 SW 32nd Street,
Ankeny, IA 50023

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

Grantors: Michael Wistock and Lisa Wistock

Grantees: Keanan H. Ludeman and Vanessa M. Ludeman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Michael Wistock, single, and Lisa Wistock, single, do hereby Convey to Keanan H. Ludeman and Vanessa M. Ludeman, a married couple; joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4), EXCEPT the West 984.02 feet thereof; of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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: 7-12-23

[Handwritten signature of Michael Wistock]

Michael Wistock, Grantor

[Handwritten signature of Lisa Wistock]

Lisa Wistock, Grantor

STATE OF Iowa, COUNTY OF Madison


This record was acknowledged before me on July 12, 2023 by Michael Wistock.



[Handwritten signature of Notary Public] Signature of Notary Public

STATE OF Texas, COUNTY OF Tarrant

This record was acknowledged before me on 18th July 2023 by
Lisa Wistock.



Signature of Notary Public

