



Document 2023 2535

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Date 10/16/2023 Time 1:26:47PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$567.20 ANNO

Rev Stamp# 361 DOV# 360 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

**\$355,000**

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

LARRY E WUNSCHEL, JR AND MAGGIE M WUNSCHEL, 130 NW 7TH ST, EARLHAM, IA 50072

**WARRANTY DEED**

Legal: Lot 3 in WILLIAMSON ADDITION PLAT 1 to the City of Earlham, Madison County, Iowa.

Address: 130 NW 7th St, Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Christopher E. Swalla and Lori M. Swalla, a married couple**, hereby conveys the above-described real estate to **Larry E Wunschel, Jr and Maggie M Wunschel, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

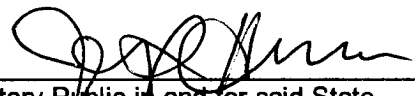
**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, 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 IOWA )  
COUNTY OF MADISON ) SS:

On this day of 10/12/23 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared  
Christopher E. Swalla and Lori M. Swalla, a  
married couple, to me known to be the identical  
person(s) named in and who executed the  
foregoing instrument and acknowledged that the  
person executed the same as that person's  
voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State

Dated: 10-12-2023, 2023

  
\_\_\_\_\_  
Christopher E. Swalla

  
\_\_\_\_\_  
Lori M. Swalla

