

BK: 2025 PG: 1774
Recorded: 7/14/2025 at 8:08:06.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$351.20
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, Tel: 515-462-3731

Taxpayer Information: Ryan Snyder Lori Snyder, 109 and 111 John Wayne Drive, Winterset, IA 50273

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

Grantors: Mark L. Ellwanger and Tammy L. Taggart-Ellwanger

Grantees: Ryan Snyder and Lori Snyder

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Twenty Thousand Dollar(s) and other valuable consideration, Mark L. Ellwanger and Tammy L. Taggart-Ellwanger, husband and wife, do hereby Convey to Ryan Snyder and Lori Snyder, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A part of Lot Four (4), in Block Twenty-five (25), Original Town of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 22 feet North of the Southwest Corner of said Lot Four (4), running thence East 33 feet, thence North 34 feet, thence West 33 feet, thence South 34 feet to the place of beginning, AND A part of Lot Four (4), in Block Twenty-five (25), Original Town of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Lot Four (4), running thence North 22 feet, thence East 33 feet, thence North 5 feet, thence East 11 feet, thence South 27 feet, thence West 44 feet to the place of beginning.

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.

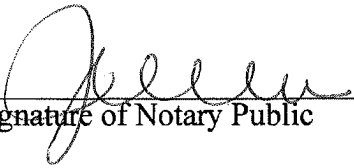
Dated: 7.7.25

Mark L. Ellwanger, Grantor

Tammy L. Taggart-Ellwanger, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/7/25 by Mark L. Ellwanger and Tammy L. Taggart-Ellwanger.



Signature of Notary Public

