

BK: 2026 PG: 860
Recorded: 3/30/2026 at 9:58:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,047.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Andrew Wagner and Shey Wagner, 1821 Millstream Ct., Winterset, IA
50273

Return Document To: Andrew Wagner and Shey Wagner, 1821 Millstream Ct., Winterset, IA
50273

Grantors: Matthew W. Holeton and Heather Holeton

Grantees: Andrew Wagner and Shey Wagner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Fifty-Five Thousand Dollar(s) and other valuable consideration, Matthew W. Holeton and Heather Holeton, husband and wife, do hereby Convey to Andrew Wagner and Shey Wagner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Twenty-five (25) of Covered Bridge Estates, located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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: 3-20-26

Matthew W. Holeton, Grantor

Heather Holeton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-20-26 by Matthew W. Holeton and Heather Holeton.



Sarah M. Cowman, Signature of Notary Public