



Document 2013 3025

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Date 10/07/2013 Time 12:59 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$431.20  
Rev Stamp# 311 DOV# 321

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Steven M. and Sandra E. Wendehl, 2622 - 160th Street, Van Meter, IA 50261



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$270,000.00----- Dollar(s) and other valuable consideration,  
Frank R. Bailey, Jr. and Margaret H. Bailey, Husband and Wife,

do hereby

Convey to Steven M. Wendehl and Sandra E. Wendehl,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
MADISON County, Iowa:

See 1 in Addendum

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: Sept. 26, 2013

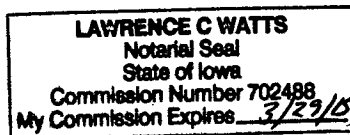
Frank R. Bailey, Jr.  
Frank R. Bailey, Jr. (Grantor)

Margaret H. Bailey  
Margaret H. Bailey (Grantor)

STATE OF IOWA COUNTY OF Madison

This record was acknowledged before me this 26 day of September, 2013, by  
Frank R. Bailey, Jr. and Margaret H. Bailey

Lawrence C Watts  
Signature of Notary Public



## Addendum

1. Lot Two (2) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "I" located therein, containing 2.00 acres, as shown in Amended Plat of Survey filed July 26, 2012, in the Office of the Recorder of Madison County, Iowa.

