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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

7			
Return	n to: Covered Bridge	Realty, 104 North 1st Avenue, Wi POB 230, Winterset, IA 50273, (51 Wandrey, 11182 N70 121st Court,	nterset, IA 50273
Prepar	rer: Mark L. Smith, I	POB 230, Winterset, IA 50273, (51	5) 462-3731
Taxpa	yer: Josh and Nicole	Wandrey, 11182 N70 121st Court,	Granger, IA 50100
For the	consideration of	\$55,000.00	Dollar(s) and other valuable
consideration,	Clint Grose and An	nanda Grose, Husband and Wife,	
			do hereby Convey to
Josh Wandrey	and Nicole Wandrey	7,	
			as Joint Tenants
with Full Right	s of Survivorship, ar	nd not as Tenants in Common, the	following described real estate in
Madison	County, Iowa	: Lot Eighteen (18) of Walnut Cove	Estates Subdivision, Plat No.
2, located in th	ne East Half (E 1/2)	of the Northwest Quarter (NW 1/4)	of Section Twenty-five (25),
Township Sev	enty-seven (77) Nor	th, Range Twenty-six (26) 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

feminine gender	a coording to the context.	as in the singular or	· piurai numo	ber, and as masculine or
035		Q	US Sec	یال
	Clint Grose (Grantor)	)	Δ	Amanda Grose (Grantor)
STATE OF This reco	WASHINGTON, COU ord was acknowledged before			, by Clint Grose and
Amanda Grose			Under the aut	Notary Public hority of 10 U.S.C. \$ 1044a

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Form No. 103, Warranty Deed - Joint Tenancy Revised January 2016