



Document 2018 1199

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Date 4/19/2018 Time 10:25:34AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 153 DOV# 154

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$249,900

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (4667ESP)

E Return To: Nathan Simon, 1227 West Washington, Winterset, Iowa 50273

Taxpayer Information: Nathan Simon, 1227 West Washington, Winterset, Iowa 50273

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cameron C. Wendt and Brandi Wendt, husband and wife**, do hereby Convey to **Nathan Simon and Jennifer Simon, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2), Birchwood Estates Plat No. 3, an Addition to the City of Winterset, Madison County, Iowa;

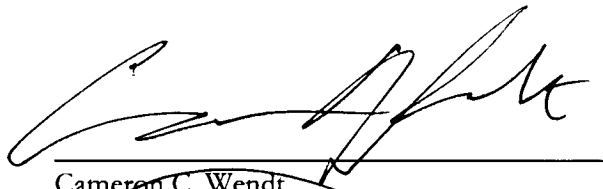


Subject to all covenants, restrictions and easements of record.

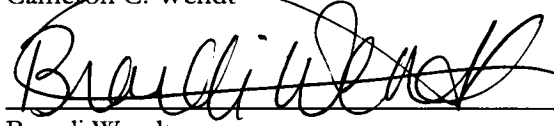
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 4-7-18



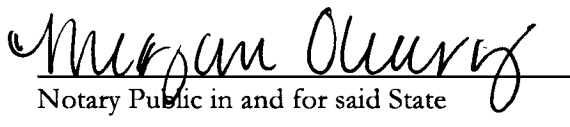
Cameron C. Wendt



Brandi Wendt

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 4/7/19, by
Cameron C. Wendt and Brandi Wendt, husband and wife.


Notary Public in and for said State

