



Document 2022 3179

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹/₂ **Taxpayer Information:** Joshua Kappelman and Paige Briann Kappelman, 515 W. Buchanan
Street, Winterset, IA 50273

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

Grantors: Nancy Henggeler

Grantees: Joshua Kappelman and Paige Briann Kappelman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Nancy Henggeler, single, does hereby Convey to Joshua Kappelman and Paige Briann Kappelman, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

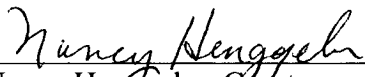
Lot Sixteen (16) of Croft Court Addition to Winterset, Madison County, Iowa. 

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.

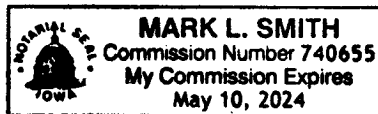
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

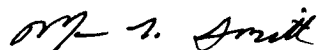
Dated: 11-1-2022.


Nancy Henggeler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/1/2022 by
Nancy Henggeler.




Signature of Notary Public