



Document 2023 439

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$295.20
Rev Stamp# 53 DOV# 55

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$185,000⁰⁰

Preparer: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (7643RE)
Return To: Matthew J Wiseman and Angela M Wiseman, 102 S 10th Ave, Winterset, IA 50273
Taxpayer Information: Matthew J Wiseman and Angela M Wiseman, 102 S 10th Ave, Winterset, IA 50273

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Amy Gardner, a single person**, does hereby convey to **Matthew J Wiseman and Angela M Wiseman, a married couple, as joint tenants**, the following described real estate in **Madison** County, Iowa:

Lot Eight (8) of Second West Court Addition to Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.



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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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: March 1, 2023.

Amy Gardner
Amy Gardner

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me this 1st day of March, 2023, by **Amy Gardner, a single person.**

Nicole M. Ayers
Notary Public in and for said State

