



Document 2024 2805

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INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 352,000⁰⁰

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

REG 156577

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

Taxpayer Information: Allan D. Wenell and Daunajean Wenell, 325 NE Cedar Avenue, Earlham, IA 50072

Est

Return Document To: Allan D. Wenell, 325 NE Cedar Avenue, Earlham, IA 50072

Grantors: Ronald Wayne Feldman and Sherry D. Feldman

Grantees: Allan D. Wenell and Daunajean Wenell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Fifty-Two Thousand Dollar(s) and other valuable consideration, Ronald Wayne Feldman and Sherry D. Feldman, husband and wife, do hereby Convey to Allan D. Wenell and Daunajeane Wenell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Three (3) of Clearview Estates Plat 1, an Official Plat in the City of Earlham, 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: 11.13.21

[Handwritten signature of Ronald Wayne Feldman]
Ronald Wayne Feldman, Grantor

[Handwritten signature of Sherry D. Feldman]
Sherry D. Feldman, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Nov 13, 2021 by Ronald Wayne Feldman and Sherry D. Feldman.



[Handwritten signature of Notary Public]
Signature of Notary Public