



Document 2025 176

Book 2025 Page 176 Type 03 001 Pages 2

Date 1/20/2025 Time 1:56:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$403.20

Rev Stamp# 30 DOV# 28

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$252,500⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Cecil R. Sublett and Linda L. Beaman-Sublett, 604 S. 2nd Avenue, Winterset, IA 50273

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Return Document To: Cecil R. Sublett, 604 S. 2nd Avenue, Winterset, IA 50273

Grantors: Mark L. Ellwanger and Tammy L. Taggart-Ellwanger

Grantees: Cecil R. Sublett and Linda L. Beaman-Sublett

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Mark L. Ellwanger and Tammy L. Taggart-Ellwanger, husband and wife, do hereby Convey to Cecil R. Sublett and Linda L. Beaman-Sublett, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) in Block One (1) and the East 132 feet of the vacated Arnold Street in W.A. Jenkins Addition to the City of Winterset, Madison County, Iowa.

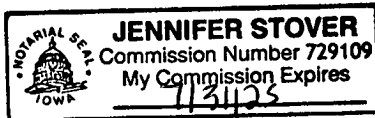


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 11/16/25



Mark L. Ellwanger
Mark L. Ellwanger, Grantor

Tammy L. Taggart-Ellwanger
Tammy L. Taggart-Ellwanger, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Jun 16, 2025 by
Mark L. Ellwanger and Tammy L. Taggart-Ellwanger.

[Signature]
Signature of Notary Public