

BK: 2025 PG: 2227
Recorded: 8/20/2025 at 9:06:48.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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: Lucas Beeler and Katie Beeler, 4726 Cherrywood Lane, Winterset, IA 50273

Return Document To: Lucas Beeler, 4726 Cherrywood Lane, Winterset, IA 50273

Grantors: John Fontana and Yvette Fontana

Grantees: Lucas Beeler and Katie Beeler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Seven Hundred Forty-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, John Fontana and Yvette Fontana, husband and wife, do hereby Convey to Lucas Beeler and Katie Beeler, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Twenty-six (26) of Cedar Woods Plat One (1), 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: 8-5-25.

John Fontana
John Fontana, Grantor

Yvette Fontana
Yvette Fontana, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 5, 2025 by John Fontana and Yvette Fontana.



Wendy D. Frost
Signature of Notary Public