



Document 2025 3110

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$85,000^a

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (5073ROGI)

Return To: Angela Wiseman and Matthew Wiseman, 315 E. Green Street, Winterset, IA 50273

Taxpayer Information: Angela Wiseman and Matthew Wiseman, 315 E. Green Street, Winterset, IA 50273

CB169058

P2503946

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kristie Jacobs and Matt Jacobs, a married couple**, do hereby Convey to **Angela Wiseman and Matthew Wiseman, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The East 52 Feet in width of Lot Seven (7) and the West 3 Feet in width of Lot Eight (8) in Block One (1) of the Original Town of 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.

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: 11-9-25

Kristie Jacobe
Kristie Jacobe

Matt Jacobe
Matt Jacobe

STATE OF IOWA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on NOVEMBER 9, 2025, by Kristie Jacobe and Matt Jacobe, a married couple.

Betsy Breeding
Notary Public in and for said State

