



Document 2025 3151

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Rev Transfer Tax \$519.20
Rev Stamp# 424 DOV# 426

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$ 325,000⁰⁰

**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: Rod Wedemeyer and Dorothy Wedemeyer, 916 W. Filmore Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Joanne K. Winslow, Erica Swanson, Brian Smith and Dana Swanson

Grantees: Rod Wedemeyer and Dorothy Wedemeyer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Joanne K. Winslow, single, Erica Swanson and Brian Smith, wife and husband, and Dana Swanson, single, do hereby Convey to Rod Wedemeyer and Dorothy Wedemeyer, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Ten A (10A) of Corkrean & Watts Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa.

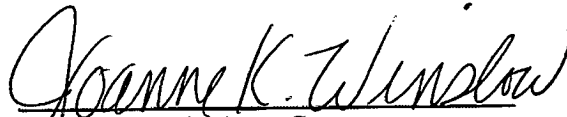


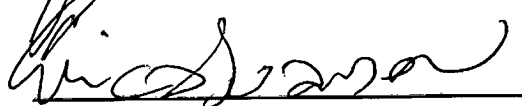
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

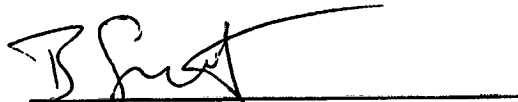
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

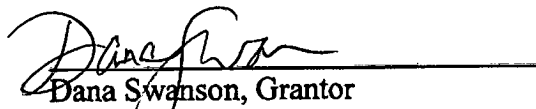
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/27/25


Joanne K. Winslow, Grantor


Erica Swanson, Grantor


Brian Smith, Grantor


Dana Swanson, Grantor

STATE OF IOWA; COUNTY OF MADISON

This record was acknowledged before me on 11/15/25 by
Joanne K. Winslow.

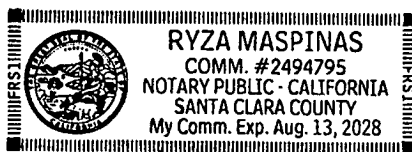


[Signature]
Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 27, 2025 by
Erica Swanson.

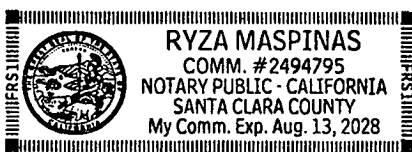


[Signature]
Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF IOWA, COUNTY OF MADISON

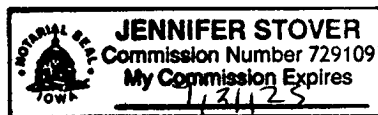
This record was acknowledged before me on October 27, 2025 by
Brian Smith.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/15/25 by
Dana Swanson.



[Signature]
Signature of Notary Public