

\$337,000.00

BK: 2026 PG: 1838
Recorded: 6/22/2026 at 10:00:33.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$13.36
Combined Fee: \$30.36
Revenue Tax: \$538.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

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Taxpayer Information: Michael ~~Bittins~~ ^{Gittins}, 621 West Jefferson, Winterset, IA 50273

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Return Document To: Michael ~~Bittins~~ ^{Gittins}, 621 West Jefferson, Winterset, IA 50273

Grantors: Jeffrey L Wagoner and Rhonda L Wagoner

Grantees: Michael ~~Bittins~~ ^{Gittins} and Julie ~~Bittins~~ ^{Gittins}

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

Gittins

For the consideration of Three Hundred Thirty-Seven Thousand Dollar(s) and other valuable consideration, Jeffrey L Wagoner and Rhonda L Wagoner, do hereby Convey to Michael ~~Bittins~~ and Julie ~~Bittins~~ ^{Gittins}, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) and the West 11 Feet of Lot Six (6) in Block Thirteen (13) of West Addition to the Town of Winterset, Madison County, Iowa. (S)

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.

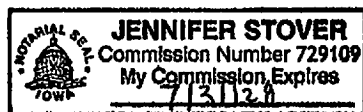
Dated: 06/17/2026

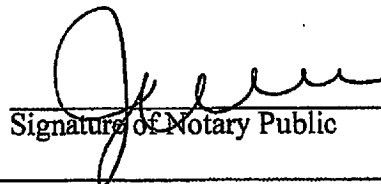

Jeffrey L. Wagoner, Grantor


Rhonda L. Wagoner, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/17/26 by Jeffrey L Wagoner and Rhonda L Wagoner.




Signature of Notary Public