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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$671.20

Rev Stamp# 398 DOV# 413

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$420,000

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

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1

Taxpayer Information: (Name and complete address)

Paul M. Schaffer and Tonya K. Schaffer, 725 E. Olivia Terrace, Mustang, OK 73064

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Kathryn M. Russell

Oliver L. Russell

Grantees:

Paul M. Schaffer

Tonya K. Schaffer

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED
JOINT TENANCY

For the consideration of \$420,000.00 Dollar(s) and other valuable consideration, Kathryn M. Russell and Oliver L. Russell, Wife and Husband,

do hereby Convey to Paul M. Schaffer and Tonya K. Schaffer,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: A tract of land located in the West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-one (21), thence South along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 831.1 feet, thence South 85°15' West 135.3 feet, thence South 72°16' West 140.4 feet, thence South 79°11' West 139.1 feet, thence South 73°42' West 170 feet, thence South 59°48' West 194 feet, thence South 76°30' West 335.5 feet, thence South 75°30' West 233 feet, thence North 01°16' East 145.5 feet, thence North 60°42' East 109 feet, thence North 37°36' East 158.2 feet, thence North 00°39' West 116.7 feet, thence North 4°37' East 213 feet, thence North 28°30' East 166.8 feet, thence North 81°04' East 239.3 feet, thence North 83°41' East 362.9 feet, thence North 51°42' East 510.4 feet to the point of beginning.

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 on October 10, 2019

[Handwritten signature of Kathryn M. Russell]
Kathryn M. Russell (Grantor)

[Handwritten signature of Oliver L. Russell]
Oliver L. Russell (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on October 10, 2019, by Kathryn M. Russell and Oliver L. Russell



[Handwritten signature of Notary Public]
Signature of Notary Public