



Document 2019 3497

Book 2019 Page 3497 Type 03 001 Pages 2

Date 11/01/2019 Time 1:49:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

Rev Stamp# 420 DOV# 437

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

\$400,000

LH 45728

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

$\frac{1}{2}$

Taxpayer Information: (Name and complete address)

Michael and Karmen Buchhop
1684 - 170th Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

George J. Potzner
Julie R. Potzner

Grantees:

Michael Buchhop
Karmen Buchhop

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$400,000.00 and no/100ths----- Dollar(s) and other valuable consideration, GEORGE J. POTZNER and JULIE R. POTZNER, husband and wife, do hereby Convey to MICHAEL BUCHHOP and KARMEN BUCHHOP, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "B", located therein, containing 9.989 acres, shown in Plat of Survey filed in Book 2, Page 507 on October 21, 1994 in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 471 on June 1, 1994 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "C" located therein, as shown in Plat of Survey filed in Book 2, Page 508 on November 2, 1994 in the Office of the Recorder of Madison County, Iowa.



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 25, 2019

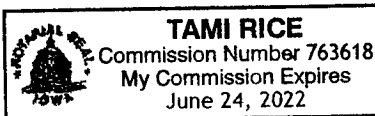
[Handwritten signature of George J. Potzner]
George J. Potzner (Grantor)

[Handwritten signature of Julie R. Potzner]
Julie R. Potzner (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on October 25, 2019, by George J. Potzner and Julie R. Potzner



[Handwritten signature of Tami Rice]
Signature of Notary Public