



Document 2020 1782

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 Rec Amt \$12.00 Aud Amt \$10.00 INDX
 Rev Transfer Tax \$967.20 ANNO
 Rev Stamp# 174 DOV# 173 SCAN
 LISA SMITH, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

This instrument prepared by:
 ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327
 Return document to and mail tax statements to:
 BRYAN AND JESSICA MICHELSEN, 14600 NW Madrid Drive, Madrid, Iowa 50156 File #ISS (spo)

1
 2 \$605,000

WARRANTY DEED

Legal: Parcel "B" located in the Southwest Quarter(1/4) of the Southwest Quarter(1/4) of Section Twenty-nine (29), containing 8.36 acres, as shown in Plat of Survey filed in Book 2, Page 496 on August 3, 1994, in the Office of the Recorder of Madison County, Iowa; AND the Northwest Quarter(1/4) of the Northwest Quarter(1/4) of Section Thirty-two (32), containing 39.93 acres, and Parcel "A" located in the South Half(1/2) of the Southwest Quarter(1/4) of Section Twenty-nine (29), containing 14.62 acres, as shown in Plat of Survey filed in Book 2, Page 487 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa, ALL in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM Parcel "C", a part of said Parcel "A", containing 8.36 acres, as shown in Plat of Survey filed in Book 2, Page 497 on August 3, 1994, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part thereof used for highway purposes

Address: 2318 – 148th Street, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **William J. Keul and Peggy E. Keul, a married couple**, do hereby convey the above-described real estate to **Bryan Michelsen and Jessica Marie Michelsen, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

<p>STATE OF IOWA) COUNTY OF <u>Poll</u>) SS:</p> <p>On this <u>20th</u> day of <u>May</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared William J. Keul and Peggy E. Keul, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Susan March Waal</u> Notary Public in and for said State</p>	<p>Dated: <u>5/20</u>, 2020</p> <p><u>William J. Keul</u> William J. Keul</p> <p><u>Peggy E. Keul</u> Peggy E. Keul</p>
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