

CONSIDERATION \$359,000

BK: 2021 PG: 2919  
Recorded: 7/15/2021 at 12:14:16.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$573.60  
LISA SMITH RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

**Taxpayer Information and Return To:**  
Nickolaus Michael Juergens, 3393 265th Street, SAINT CHARLES, IA 50240

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Howard Nelson Freeman and Annette J. Freeman, a married couple**, do hereby Convey to **Nickolaus Michael Juergens**, in the following described real estate:

**The East Half (1/2) of the West Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

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: 06/24/2021

Howard Nelson Freeman  
Howard Nelson Freeman

Annette J. Freeman  
Annette J. Freeman

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on June 24, 2021,  
by Howard Nelson Freeman and Annette J. Freeman, a married couple.



Diane Williams  
Notary Public in and for said State