



Document 2021 4097

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Date 10/01/2021 Time 1:16:45PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$619.20

Rev Stamp# 507 DOV# 500

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$387,500

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

✓ Mail tax statements and return document to:
Thomas M. Egli and Patricia A. Egli, 3320 Peru Rd, Truro , IA 50257

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Patrick Neuhaus and Katie Neuhaus, a married couple**, does hereby convey unto **Thomas M. Egli and Patricia A. Egli, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

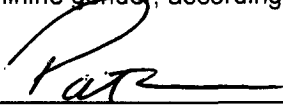
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

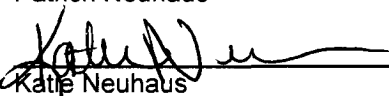
Order No.: 808-19546/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.



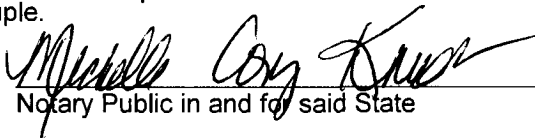
Patrick Neuhaus


Katie Neuhaus

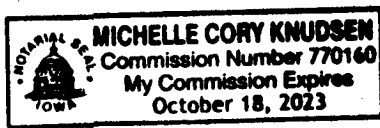
STATE OF Iowa
COUNTY OF Polk

)
) SS:
)

This instrument was acknowledged before me on September 28th 2021 by Patrick Neuhaus and Katie Neuhaus, a married couple.



Notary Public in and for said State



A tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 6 feet North and 20 feet East of the Northeast corner of Lot 12, in Block 10 of the Original Town Plat of West St. Charles, Madison County, Iowa, thence running North 438 feet, thence East 150 feet, thence South 417 feet, thence in a Southwesterly direction 132 feet to the place of beginning; **AND** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), more particularly described as follows, to-wit: Commencing at a point 12 rods and 6 inches North of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), running thence North 10 rods, thence East 16 rods, thence South 13 rods and 6 inches, thence West 16 rods, thence North 3 rods and 6 inches to the place of beginning, **EXCEPT** any part thereof located in the South 9 rods of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22); **AND** a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), more particularly described as follows, to-wit: Commencing at a point 6 feet North and 20 feet East of the Southeast corner of Lot 11, in Block 10, of the Original Town Plat of West St. Charles, Madison County, Iowa, running thence East to the East line of the said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South on the East line of said forty-acre tract 82 feet, thence West to a point on the East line of the Town of West St. Charles, Madison County, Iowa, 82 feet South of the place of beginning, thence North to the place of beginning; **AND** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block Nine (9), **AND** Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block Ten (10) of the Original Town Plat of West St. Charles, Madison County, Iowa.

