

BK: 2022 PG: 1453  
Recorded: 5/17/2022 at 3:23:22.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,039.20  
LISA SMITH RECORDER  
Madison County, Iowa

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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 271-8966

Return document to and mail tax statements to:

WILLIAM A. LUSE AND CAROLYN J.B. LUSE, 1749 Quarry Trail, Winterset, Iowa 50273 File # RESC / EC (spo)

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## WARRANTY DEED

Legal: **Parcel "C" located in the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 15, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 23.32 acres, as shown in Plat of Survey filed in Book 2015, Page 3255, on November 2, 2015 in the Office of the Recorder of Madison County**

Address: 1749 Quarry Trail, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kelly P. Daniels and Leah F. Daniels, a married couple**, do hereby convey the above-described real estate to **William A. Luse and Carolyn J.B. Luse**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

STATE OF Iowa )

COUNTY OF Madison )

SS:

On this 14 day of May, 2022,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Kelly P. Daniels and Leah F.  
Daniels, 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.

Jeri L. Hudnut  
Notary Public in and for said State

Dated: May 14,, 2022

Kelly P. Daniels

Kelly P. Daniels

Leah F. Daniels

Leah F. Daniels

