



Document 2022 1664

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

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Preparer Information: James E. Van Werden, 1009 Main Street, Adel, IA 50003-1454,
Phone: 515-697-4284

Taxpayer Information: Susan M. Aman, 1720 N. Dodge St., Iowa City, IA 52245

Return Document To: James E. Van Werden, 1009 Main Street, Adel, IA 50003-1454

Grantors: J. Russell Hochstetler and Janis M. Hochstetler

Grantees: Susan M. Aman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration including gift and trade, J. Russell Hochstetler and Janis M. Hochstetler, husband and wife, do hereby Convey to Susan M. Aman, the following described real estate in Madison County, Iowa:

All of my undivided interest in and to The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) all in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND

All of my undivided interest in and to The West Half of the Southwest Quarter, except commencing at the Southwest Corner of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28), running thence East 7.50 chains, thence North 6.66 chains, thence West 7.50 chains, thence South 6.66 chains to the Point of Beginning, and except a tract of land commencing 7.5 chains East of the Southwest Corner of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence East 5 chains 33 links, thence North 2 chains 67 links, thence West 5 chains 33 links, thence South 2 chains 67 links to the point of beginning, Madison County, Iowa, all in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND

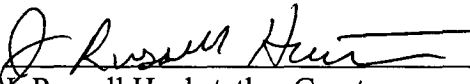
All of my undivided interest in and to The Southeast Quarter of the Southwest Quarter, except commencing at the South Quarter Corner of Section Twenty-nine (29) Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of said Section Twenty-nine (29), South 90°00'00" West 468.04 feet to the Point of Beginning; thence continuing along said South line South 90°00'00" West 396.00 feet; thence North 0°00'00" 440.00 feet; thence North 90°00'00" East 396.00 feet; thence South 0°00'00" 440.00 feet to the Point of Beginning, containing 4.000 acres, including 0.364 acres of County Road right of way, all in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

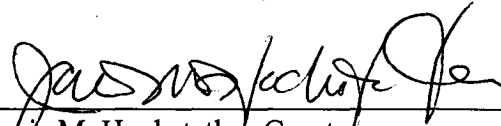
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 5-2-2022



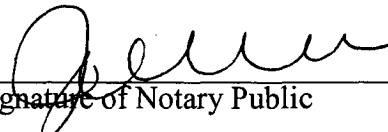
J. Russell Hochstetler, Grantor



Janis M. Hochstetler, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on May 2, 2022 by J. Russell Hochstetler and Janis M. Hochstetler, husband and wife.



Signature of Notary Public

