



Document 2022 1666

Book 2022 Page 1666 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

2

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

Taxpayer Information: J. Russell Hochstetler, 2020 Heritage Ave., Winterset, IA 50273

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

Grantors: Susan M. Aman and Ahsan Aman

Grantees: J. Russell Hochstetler

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, Susan M. Aman and Ahsan Aman, wife and husband, do hereby Convey to J. Russell Hochstetler, the following described real estate in Madison County, Iowa:

All of my undivided interest in and to The Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) AND the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) EXCEPT 1.87 acres for a cemetery, all in Section Twenty (20), 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 Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 28.48 acres, as shown in Plat of Survey filed in Book 2012, Page 3929 on December 26, 2012, in the Office of the Recorder of 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.

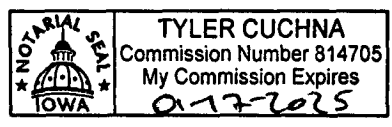
Dated: 4/27/2022.

Susan M Aman
Susan M. Aman, Grantor

Ahsan Aman
Ahsan Aman, Grantor

STATE OF IOWA, COUNTY OF Johnson

This record was acknowledged before me on April 27th, 2022 by
Susan M. Aman and Ahsan Aman, wife and husband.



[Signature]
Signature of Notary Public