



Document 2022 1670

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Date 6/03/2022 Time 2:57:39PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$375.20

ANNO

Rev Stamp# 200 DOV# 193

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 234,900

### WARRANTY DEED

*Prepared by:* Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

✓ *Send Tax Statements and return document to:* Nicholas Schaffer, 202 S. Clark St, Saint Charles, IA 50240

*Grantor/Affiant:* Justin L. Courtney and Amanda J. Courtney

P2201894

*Grantee:* Nicholas Schaffer

VCL125711-MDK

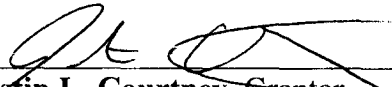
For the consideration of One Dollar(s) and other valuable consideration, **Justin L. Courtney and Amanda J. Courtney, a married couple**, do hereby Convey to **Nicholas Schaffer, a single person**, the following described real estate:  
**married** Ⓞ

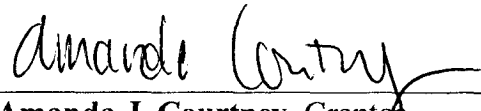
**A tract of land in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M. in Madison County, Iowa described as follows: Commencing 66 feet West and 132 feet South of the Northwest Corner of Block 2 of Clanton's Addition to the Town of St. Charles, Madison County, Iowa, running thence West 132 feet; thence South 76 feet; thence East 132 feet; thence North 76 feet to the point of beginning.**

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.

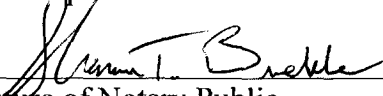
Dated: 5/27/22.

  
Justin L. Courtney, Grantor

  
Amanda J. Courtney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on MAY 27, 2022, by  
Justin L. Courtney and Amanda J. Courtney, a married couple.

  
Signature of Notary Public

