

BK: 2022 PG: 3649
Recorded: 12/13/2022 at 2:01:18.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$87.20
LISA SMITH RECORDER
Madison County, Iowa

Prepared By/Return to: Kelli J. Orton, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information: Chance & McKenna Dullard, 1605 State Hwy 92, Winterset, IA 50273

Warranty Deed

For the consideration of One Dollar (\$1.00) and other valuable consideration Anne E. Schafer, a single person ("Grantor"), does hereby convey to Chance Dullard and McKenna Dullard, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common ("Grantees"), all their interest in the following described real estate in Madison County, Iowa (the "Real Estate"):

PARCEL "A" LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 24.126 ACRES, INCLUDING 4.023 ACRES OF COUNTY RIGHT OF WAY EASEMENT, AS SHOWN IN CORRECTED PLAT OF SURVEY FILED IN BOOK 2022, PAGE 3041 ON OCTOBER 19, 2022, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that 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.

[Signature Page Follows]

Effective Date: 11/16/1, 2022.

GRANTOR:

Anne E. Schafer
Anne E. Schafer

Signed and sworn to (or affirmed) before me, a notary public, on November 16th, 2022,
by Anne E. Schafer. **The notarial act of California State is attached.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

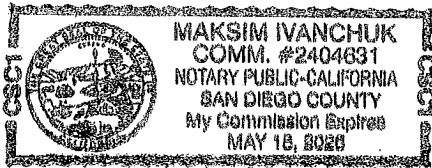
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 16th day of November, 2022, by
Date Month Year

(1) Anne E. Schafer

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 11/16/22 Number of Pages: 2

Signer(s) Other Than Named Above: NA