

BK: 2022 PG: 3701
Recorded: 12/21/2022 at 8:33:52.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED-JOINT TENANCY

Prepared by & Return To: Michael R. Horn, 26 S. 1st Ave. Suite 302, Marshalltown, IA 50158, 641-752-4271

Taxpayer: Suzanne J. Reimann Klaas and Leo J. Klaas, 1619 330th Street, Melbourne, IA 501

For the consideration of One Dollar(s) and other valuable consideration, **Suzanne J. Reimann Klaas and Leo J. Klaas, wife and husband**, do hereby Convey to, **Suzanne J. Reimann Klaas and Leo J. Klaas, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common**, the following described real estate in **MADISON** County, Iowa:

The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except Parcel "A" as shown in Plat of Survey filed August 1, 1997, in Book 3 at Page 78, and except Parcel "B" as shown in Plat of Survey filed March 7, 2016, in Book 2016 at Page 562;

AND

Government Lot One (1) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing approximately 49 acres exclusive of road;

AND

Government Lot Six (6) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing approximately 80 acres, except Parcel "B" as shown in Plat of Survey filed February 16, 2016, in Book 2016 at Page 396.

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

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

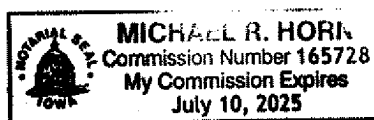
Dated: December 20, 2022

Suzanne J. Reimann Klaas
Suzanne J. Reimann Klaas, Grantor

Leo J. Klaas
Leo J. Klaas, Grantor

STATE OF IOWA, MARSHALL COUNTY, ss:

This record was acknowledged before me this 20 day of Decemeber, 2022 by Suzanne J. Reimann Klaas and Leo J. Klaas.



Michael R. Horn
Signature of Notary Public