



Document 2022 3727

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Date 12/27/2022 Time 12:43:32PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,343.20

Rev Stamp# 480 DOV# 470

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 840,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: John C. Espenmiller and Jessica A. Espenmiller, 2450 167th Court, Winterset, IA 50273

317 133748-MSK

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Andrew D. Schrodt and Sara E. Schrodt, a married couple** (the "Grantors"), do hereby convey to **John C. Espenmiller and Jessica A. Espenmiller, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Nine (9) of Three Buck Ridge Subdivision, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 21 day of December, 2022.

Andrew D. Schrodt  
Andrew D. Schrodt (Grantor)

Sara E. Schrodt  
Sara E. Schrodt (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on December 21, 2022, by Andrew D. Schrodt and Sara E. Schrodt.

Heather Helland  
Notary Public

