



Document 2022 934

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Date 3/31/2022 Time 11:50:29AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$599.20

Rev Stamp# 108 DOV# 103

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$375,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹
2 Taxpayer Information: Scott Curtis Zetterberg, 409 N. 1st Street, Winterset, IA 50273

Return Document To: Scott Curtis Zetterberg, 409 N. 1st Street, Winterset, IA 50273

Grantors: Thomas M. Egli and Patricia A. Egli

Grantees: Scott Curtis Zetterberg

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Thomas M. Egli and Patricia A. Egli, Husband and Wife, do hereby Convey to Scott Curtis Zetterberg, the following described real estate in Madison County, Iowa:

See Exhibit "A"

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: March 28, 2022

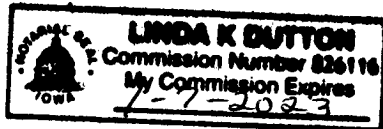
X Thomas M. Egli
Thomas M. Egli, Grantor

X Patricia A. Egli
Patricia A. Egli, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-28-2022 by Thomas M. Egli and Patricia A. Egli.

Linda K. Sutton
Signature of Notary Public



A tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 6 feet North and 20 feet East of the Northeast corner of Lot 12, in Block 10 of the Original Town Plat of West St. Charles, Madison County, Iowa, thence running North 438 feet, thence East 150 feet, thence South 417 feet, thence in a Southwesterly direction 132 feet to the place of beginning; **AND** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), more particularly described as follows, to-wit: Commencing at a point 12 rods and 6 inches North of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), running thence North 10 rods, thence East 16 rods, thence South 13 rods and 6 inches, thence West 16 rods, thence North 3 rods and 6 inches to the place of beginning, **EXCEPT** any part thereof located in the South 9 rods of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22); **AND** a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), more particularly described as follows, to-wit: Commencing at a point 6 feet North and 20 feet East of the Southeast corner of Lot 11, in Block 10, of the Original Town Plat of West St. Charles, Madison County, Iowa, running thence East to the East line of the said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence South on the East line of said forty-acre tract 82 feet, thence West to a point on the East line of the Town of West St. Charles, Madison County, Iowa, 82 feet South of the place of beginning, thence North to the place of beginning; **AND** Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block Ten (10) of the Original Town Plat of West St. Charles, Madison County, Iowa.

