

**BK: 2022 PG: 949**  
**Recorded: 4/1/2022 at 10:58:06.0 AM**  
**Pages 3**  
**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**  
**Recorder's Cover Sheet**

**Preparer Information:**

William E. Bump, 211 SW 7th Street, PO Box 366, Stuart, Iowa 50250  
Phone: (515) 523-2843

**Taxpayer Information:**

Eugene R. and Vicky R. Schafer, 1011 Cottonwood Ave., Dexter, IA 50070

**Return Document To:**

William E. Bump, 211 SW 7th Street, PO Box 366, Stuart, Iowa 50250

**Grantors:**

Eugene R. Schafer  
Vicky R. Schafer

**Grantees:**

Brook E. Lenze

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



## WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Eugene R. Schafer and Vicky R. Schafer, husband and wife, do hereby Convey to Brook E. Lenze the following described real estate in Madison County, Iowa:

An irregular shaped tract of land located in the Northeast Fractional Quarter (¼) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northeast Corner of the Northeast Fractional Quarter (¼) of said Section Five (5), thence South 0°00' East, along the East line of the Northeast Fractional Quarter (¼) of said Section Five (5), 637.00 feet, thence South 89°50'46" West, 1197.67 feet, thence North 55°18'15" West, 365.74 feet, to a point that is on the Southerly Right-of-Way line of Interstate Highway No. 80 as it is presently established, thence North 43°52'38" East, along the southerly Right-of-Way line of said Interstate Highway No. 80, 620.91 feet, to a point that is on the North line of the Northeast Fractional Quarter (¼) of said Section Five (5), thence South 89°10'00" East along the North line of the Northeast Fractional Quarter (¼) of said Section Five (5), 1088.12 feet to the Point of Beginning, containing 19.392 acres more or less; AND Parcel "A" located in the Northeast Fractional Quarter (¼) of said Section Five (5), containing 13.217 acres, as shown in Plat of Survey filed in Book 2, Page 147 on April 21, 1989, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "B" located in the Northeast Fractional Quarter (¼) of said Section Five (5), containing 3.000 acres, as shown in Plat of Survey filed in Book 2007, Page 1889 on May 4, 2007, in the Office of the Recorder of Madison County, Iowa; subject to and together with any and all easements, restrictions or covenants apparent or of record.

Grantors expressly retain for their joint lives, the full use, possession and enjoyment of the premises described above.


**This deed is exempt according to Iowa Code 428A.2(11).**

Grantors do Hereby Covenant with grantee, 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.

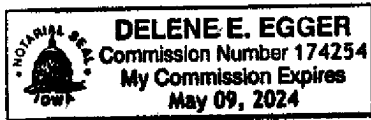
Dated: April 1, 2022.


  
\_\_\_\_\_  
Eugene R. Schafer

  
\_\_\_\_\_  
Vicky R. Schafer

**STATE OF IOWA, COUNTY OF ADAIR**

This record was acknowledged before me on April 1, 2022, by Eugene R. Schafer and Vicky R. Schafer.



  
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Signature of Notary Public