

BK: 2023 PG: 1012  
Recorded: 5/11/2023 at 11:52:42.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$1,292.00  
BRANDY L. MACUMBER, 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: LuAnn Harkins, 530 NE Maple Ave., Earlham, Iowa 50072

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### 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 LuAnn Harkins, a single person ("Grantee"), all her interest in the following described real estate in Madison County, Iowa (the "Real Estate"):

THE EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER (E. FRL. ½ NE ¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, EXCEPT PARCEL "B" LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SAID SECTION SIX (6), CONTAINING 4.74 ACRES, MORE OR LESS, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2001, PAGE 4834 ON OCTOBER 26, 2001, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

Subject to easements, covenants and restrictions of record.

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.

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.

This conveyance is being made as part of an exchange of real estate between Grantor and Grantee, as evidenced by that certain Warranty Deed being recorded of even date herewith and conveying separate real estate from Grantee to Grantor.

*[Signature Page Follows]*

Effective Date: April 26, 2023.

**GRANTOR:**

Anne E. Schafer  
Anne E. Schafer

Signed and sworn to (or affirmed) before me, a notary public, on \_\_\_\_\_, 2023,  
by Anne E. Schafer. **The notarial act of California State is attached.**

**See Attached  
Notarial Certificate**

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.

# CALIFORNIA JURAT

State of California )

County of SAN Diego )

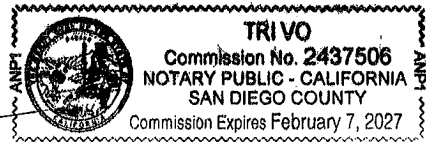
Subscribed and sworn to (or affirmed) before me on this 26 day

of April, 20 23, by Anne Elizabeth

SCHAFFER

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

Signature 



(Seal)

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)     Describe: \_\_\_\_\_