

BK: 2023 PG: 1013
Recorded: 5/11/2023 at 11:58:10.0 AM
Pages 2
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$1,292.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jenn A. Randolph, 215 10th Street, Suite 1300, Des Moines, IA 50309
Taxpayer: Anne E. Schafer, 7566 Tupelo Cove, San Diego, CA 92126
Preparer: Jenn A. Randolph, 215 10th Street, Suite 1300, Des Moines, IA 50309, Phone: (515) 246-7914

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, LU ANN HARKINS, a single person, does hereby Convey to ANNE E. SCHAFER, a single person, the following described real estate in MADISON County, Iowa:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO:
THE NORTHWEST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

OUT LOTS 15 AND 16 OF B. F. ALLEN'S ADDITION TO THE TOWN OF EARLHAM, MADISON COUNTY, IOWA, AND LOT 2 OF THE OFFICIAL PLAT OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION SIX (6), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT THE EAST 264 FEET OF SAID LOT TWO (2) AND EXCEPT A STRIP OF LAND CONTAINING TWO (2) ACRES EXTENDING THE ENTIRE WIDTH OF SAID LOT TWO (2), THE EAST LINE OF WHICH IS THE WEST LINE OF SAID EAST 264-FOOT STRIP, AND ALSO EXCEPTING THE NORTH 360 FEET OF THE WEST 150 FEET OF SAID LOT TWO (2), AND EXCEPT A TRACT OF LAND LOCATED IN SAID LOT TWO (2), MORE PARTICULARLY DESCRIBED, AS FOLLOWS TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT TWO (2), 519 FEET WEST OF THE NORTHEAST LOT CORNER, PROCEED 141.3 FEET EAST ALONG NORTH LOT LINE TO THE NORTHWEST CORNER OF THE EARLHAM CEMETERY; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT TWO (2) TO A POINT ON THE SOUTH LOT LINE; THENCE WESTERLY 148.0 FEET LONG THE SOUTH LINE OF LOT TWO (2); THENCE NORTHERLY TO THE POINT OF BEGINNING, ALL NOW BEING IN AND FORMING A PART OF THE TOWN OF EARLHAM, MADISON COUNTY, IOWA.

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.

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: April 28, 2023

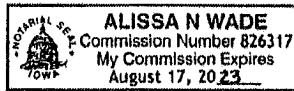
Lu Ann Harkins



LU ANN HARKINS, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 28, 2023, by LU ANN HARKINS, a single person.



Alissa N Wade



Signature of Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology.