

\$285,000.00

BK: 2023 PG: 1889
Recorded: 8/14/2023 at 8:43:52.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$455.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Payton Anthony Flatt and Sarah Mae Allen, 1169 W. Summit,
Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Matthew Schultz and Zola Schultz

Grantees: Payton Anthony Flatt and Sarah Mae Allen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Matthew Schultz, single, and Zola Schultz, single, do hereby Convey to Payton Anthony Flatt, a single person and Sarah Mae Allen, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at a point 48 rods East of the Southwest corner of the Southwest Quarter (1/4) of the Southwest Quarter of said Section Thirty-six (36), running thence North 240 feet, thence West 115 feet, thence South 240 feet, thence East 115 feet to the place of beginning, EXCEPT all that part thereof conveyed for highway purposes.

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: 08/09/23

[Handwritten signature of Matthew Schultz]

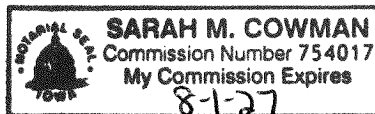
Matthew Schultz, Grantor

[Handwritten signature of Zola Schultz]

Zola Schultz, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 8-9-23 by Matthew Schultz.



[Handwritten signature of Sarah M. Cowman] Signature of Notary Public

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 8-10-23 by
Zola Schultz.



Sarah M. Cowman
Signature of Notary Public