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Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Julie L. Schroeder-McAuliffe and Chad J. McAuliffe, 2720 105th Street, Van, IA 50261

**Taxpayer:** Julie L. Schroeder-McAuliffe and Chad J. McAuliffe, 2720 105th Street, Van, IA 50261

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Julie L. Schroeder-McAuliffe f/k/a Julie L. Schroeder-Jamison and Chad J. McAuliffe, Wife and Husband, do hereby Convey to Julie L. Schroeder-McAuliffe and Chad J. McAuliffe as joint tenants with full rights of survivorship the following described real estate in Madison County, Iowa:

Parcel "B" in the Northwest Quarter of the Southwest Quarter of Section 1, Township 77 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: Nov 17, 2023

Julie Schroeder-McAuliffe  
Julie L. Schroeder-McAuliffe, Grantor

Chad J. McAuliffe  
Chad J. McAuliffe, Grantor

STATE OF IOWA, COUNTY OF Windsor

This record was acknowledged before me on Nov 17, 2023 by Julie Schroeder-McAuliffe and Chad J. McAuliffe.

Jerrold B. Oliver  
Signature of Notary Public

