



Document 2023 3100

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Date 12/19/2023 Time 1:19:39PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$559.20 ANNO
Rev Stamp# 439 DOV# 439 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$350,000

E Return To Preparer: Lisa R. Wilson, Wilson & Egge, P.C., 222 N.W. Sunrise Drive, Waukee, IA 50263, (515) 369-2502
Address Tax Statement: Martin J. Schwager and Jolea S. Schwager, 1238 Ivy Ave., Earlham, IA 50072 ESB 14105201

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CHANCE DULLARD AND MCKENNA DULLARD, a married couple, do hereby Convey unto MARTIN J. SCHWAGER AND JOLEA S. SCHWAGER, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Madison County, Iowa:

$\frac{1}{2}$ See Attached Exhibit "A"

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with grantees, and their successors in interest, that said grantor holds fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead, and distributive share in and to such 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 December 12 2023.

Chance Dullard
Chance Dullard

McKenna Dullard
McKenna Dullard

STATE OF IOWA)
) SS:
COUNTY OF DEWAS

This record was acknowledged before me on this 12 day of Dec, 2023, by Chance Dullard and McKenna Dullard.



Samantha Murray
Notary Public in and for Said State
My commission expires 10.1.26

Parcel "A" located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 24.126 acres, including 4.023 acres of county right of way easement, as shown in Corrected Plat of Survey filed in Book 2022, Page 3041 on October 19, 2022, in the Office of the Recorder of Madison County, Iowa.

