

BK: 2023 PG: 3161  
Recorded: 12/26/2023 at 8:29:34.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$591.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer:** David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (462PR)  
**Return To:** Robert & Taylor Daniels, 2626 Fieldstone Avenue, Winterset, IA 50273  
**Taxpayer Information:** Robert & Taylor Daniels, 2626 Fieldstone Avenue, Winterset, IA 50273

144892-111  
pa 303025

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, Kelly J. Schlaht and Jaimi C. Schlaht, a married couple, do hereby Convey to Robert Daniels and Taylor Daniels AND the Jeffrey Daniels and Jeri Keenan-Daniels Living Trust, the following described real estate in ~~Dallas~~ Madison County, Iowa:

**Parcel "B", located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 9.17 acres, as shown in Plat of Survey filed in Book 3, Page 28 on June 18, 1997 in the Office of the Recorder of Madison County, Iowa.**

**AND**

**Parcel "C", located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 9.17 acres, as shown in Plat of Survey filed in Book 3, Page 29 on June 18, 1997 in the Office of the Recorder of Madison County, Iowa.**

**Subject to all covenants, restrictions and easements of record.**

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: 12/8/23

Kelly J. Schlaht  
Kelly J. Schlaht

Jaimi C. Schlaht  
Jaimi C. Schlaht

STATE OF Iowa )  
COUNTY OF Polk )ss:

This record was acknowledged before me on December 8<sup>th</sup>, 2023, by Kelly J. Schlaht and Jaimi C. Schlaht, a married couple.

Martha Aragon Iowa  
Notary Public in and for said State

