

**\$345,000.00**

BK: 2024 PG: 2097  
Recorded: 8/28/2024 at 2:51:01.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$551.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (023QI)

**Return To:** Henry Chen, 2125 130th Street, EARLHAM, IA 50072

**Taxpayer Information:** Henry Chen, 2125 130th Street, EARLHAM, IA 50072

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Amanda Schuling, a single person, and Travis Schuling, a single person,** do hereby Convey to **Henry Chen,** in the following described real estate:

**Parcel "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.79 acres, as shown in Plat of Survey filed in Book 2004, Page 1393 on April 1, 2004, 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.

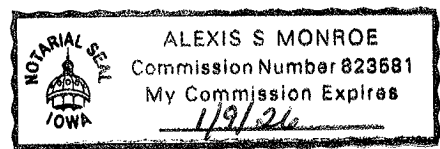
Dated: 8/26/2024

Amanda Schuling  
Amanda Schuling

STATE OF IA )  
COUNTY OF Madison ) ss:

This record was acknowledged before me on 8/26/2024, by  
Amanda Schuling, a single person.

Alexis S. Monroe  
Notary Public in and for said State



Dated: 8.25.24

Travis Schuling  
Travis Schuling

STATE OF IA )  
COUNTY OF Madison ) ss:

This record was acknowledged before me on 8/25/2024, by  
Travis Schuling, a single person.

Alexis S. Monroe  
Notary Public in and for said State

