



Document 2024 665

Book 2024 Page 665 Type 03 001 Pages 2

Date 3/28/2024 Time 12:33:34PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 82 DOV# 84

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$80,000

Return To: Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067

Taxpayer: Aron L. Shultz and Kari M. Shultz, 2054 Rustic Lane, Winterset, IA 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Eighty Thousand Dollar(s)--- and other valuable consideration, Jane E. DeWitt and Russell V. Lenth, a Married Couple, do hereby Convey to Aron L. Shultz and Kari M. Shultz, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

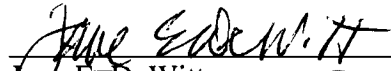
Parcel "I" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.74 acres, as shown in Plat of Survey filed in Book 2024, Page 182 on January 26, 2024, in the Office of the Recorder of Madison County, Iowa.

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.

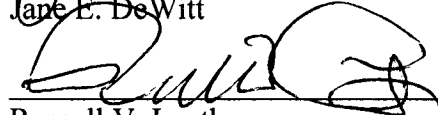
Grantors do Hereby Covenant with Grantees, and Successors in Interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: March 28, 2024.



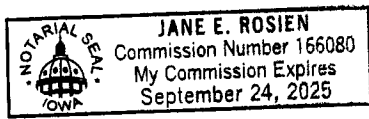
Jane E. DeWitt



Russell V. Lenth

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 28, 2024, by Jane E. DeWitt and Russell V. Lenth.





Signature of Notary Public