



Document 2025 1311

Book 2025 Page 1311 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Schutz Farm, LLC, 1257 280th St., Macksburg, IA 50155

Return Document To: Merrill Dean Patrick Schutz, 2392 Headquarters Road, Edinburg, VA 22824

Grantors: Merrill Dean Patrick Schutz and Laurel Anne Schutz

Grantees: Schutz Farm, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Merrill Dean Patrick Schutz and Laurel Anne Schutz, Husband and Wife, do hereby Convey to Schutz Farm, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, AND North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Four (4), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., 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.

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.

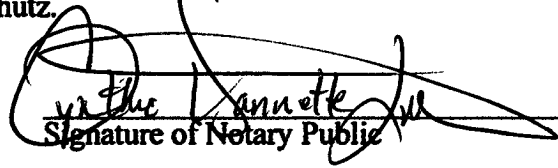
Dated: 05/19/2025

Merrill Dean Patrick Schutz
Merrill Dean Patrick Schutz, Grantor

Laurel A Schutz
Laurel Anne Schutz, Grantor

STATE OF Virginia, COUNTY OF Shenandoah

This record was acknowledged before me on May 19, 2025 by
Merrill Dean Patrick Schutz and Laurel Anne Schutz.


Signature of Notary Public

