



Document 2009 2943

Book 2009 Page 2943 Type 03 001 Pages 2
Date 9/23/2009 Time 10:26 AM
Rec Amt \$14.00 Aud Amt \$5.00

INDX /
ANNO /
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Kara M. Sinnard
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309
(515) 288-6041

Taxpayer Information: James G. Schwinn
3113 SW 22nd Place
Cape Coral, FL 33914

✓ **Return Address:** Kara M. Sinnard
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309

Grantors: James G. Schwinn and Christina Harris Schwinn

Grantees: James G. Schwinn and Christina Harris Schwinn Co-Trustees of
The Schwinn Revocable Trust U/D/T August 27, 2009

Legal Description: The Southeast Fractional Quarter (1/4) of the Southeast Quarter
(1/4) of Section Thirty-six (36) in Township Seventy-six (76)
North, Range Twenty-six (26) West of the 5th P.M., Madison
County, Iowa

Parcel Number, if known:

**Document or instrument
number if applicable:**

WARRANTY DEED

For the consideration of One Dollar, and other valuable consideration, **JAMES G. SCHWINN a/k/a J. G. SCHWINN** and **CHRISTINA HARRIS SCHWINN**, husband and wife, do hereby convey to **JAMES G. SCHWINN** and **CHRISTINA HARRIS SCHWINN CO-TRUSTEES OF THE SCHWINN REVOCABLE TRUST U/D/T AUGUST 27, 2009**, the following described real estate in Madison County, Iowa:

The Southeast Fractional Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.


This transfer is exempt from revenue stamps and a declaration of value statement pursuant to Iowa Code Section 428A.2(21) (2009).


Subject to and together with easements, restrictions, covenants, and reservations 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 singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/15/2009




James G. Schwinn


Christina Harris Schwinn

STATE OF FLORIDA, COUNTY OF Lee, ss:

On this 15th day of September, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared **James G. Schwinn** and **Christina Harris Schwinn**, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public - State of Florida

