

Document 2008 602

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Date 2/25/2008 Time 11:09 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

Rev Stamp# 54 DOV# 55

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK



20,000⁰⁰

WARRANTY DEED

(Joint-Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003

Taxpayer Information: (Name and complete address)

Fred E. & Dotty Lynn Schimmels, 119 Elm Street, Van Meter, Iowa 50261

Return Document To: (Name and complete address)

Bryan R. Jennings, Reich Law Firm, 801 Main, Adel, Iowa 50003

Grantors:

Phyllis J. Young

Grantees:

Fred E. Schimmels

Dotty Lynn Schimmels

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Phyllis J. Young, a single person

do hereby Convey to
Fred E. Schimmels and Dotty Lynn Schimmels, husband and wife

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

A tract of land in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17),
Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County,
Iowa, more particularly described as follows: Commencing at the North Quarter (1/4) Corner of
Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27), thence North
90° 00' 00" East 467.52 feet along the North line of the Northeast Quarter (1/4) of said Section
Seventeen (17) to the point of beginning, thence continuing North 90° 00' 00" East 419.27 feet, thence
South 00° 18' 48" West 310.57 feet, thence South 88° 13' 27" West 421.35 feet, thence North 00° 38'
03" East 323.65 feet to the point of beginning, said tract contains 3.06 acres including 0.31 acres of
County Road Right of Way

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: Feb. 22, 2008

Phyllis J. Young
Phyllis J. Young (Grantor)

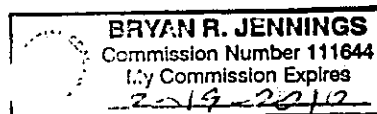
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on 2-22-08, by Phyllis J.
Young, a single person



Bryan R. Jennings
Notary Public