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ENTERED FOR RECORD
THIS 29 DAY OF Nov 2005
Chris Wald
Debby Carlson

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Book 2005 Page 5710 Type 03 001 Pages 3
Date 11/29/2005 Time 3:44 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$97.60
Rev Stamp# 549 DOV# 541
MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$61,500.00

Preparer Information: (Name, address and phone number)

Michael L. McEnroe
1701 48th Street, Ste. 100
West Des Moines, IA 50266
515-267-9000

Taxpayer Information: (Name and complete address)

Benjamin D. Wagner
414 S. East Street
Macksburg, IA 50155

SAT

Return Document To: (Name and complete address)

McEnroe, Gotsdiner, Brewer, Burdette & Steinbach, P.C.
1701 48th Street, Ste. 100
West Des Moines, IA 50266

Grantors:

Don W. Schutz
Holly S. Schutz

Grantees:

Benjamin D. Wagner

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,
Don W. Schutz and Holly S. Schutz, husband and wife,

do hereby Convey to
Benjamin D. Wagner, a married person,

the following described real estate in Madison County, Iowa:
See copy of legal description attached hereto, marked Exhibit "A" and made a part hereof.

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

STATE OF IOWA
COUNTY OF Folk

Dated: November 11, 2005

This instrument was acknowledged before
me on November 11, 2005 by
Don W. Schutz and Holly S. Schutz, husband and
wife,

Don W. Schutz
Don W. Schutz (Grantor)

Holly S. Schutz
Holly S. Schutz (Grantor)

(Grantor)

(Grantor)

Patrick Alex Henrichsen
Notary Public

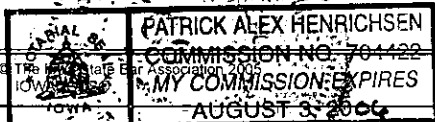


Exhibit A

Security Abstract

acts of Title, Winterset, Madison Co., Iowa

A parcel of land in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter (1/4) Corner of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15), North 00° 00' 00", 1,320.00 feet to the Northwest corner of said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence along the North line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4), North 89° 57' 18" East, 268.61 feet, thence South 00° 00' 00", 1,320.00 feet to the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 89° 57' 18" West, 268.61 feet to the point of beginning, said parcel of land contains 8.140 Acres including 1.638 Acres of Public Road Right-of-Way,

Co. Inc., Abstracts of Title, Winterset, Madison Co., Iowa