

REC \$ 5.00  
AUD \$ 5.00

COMPUTER

COMPILED

REAL ESTATE TRANSFER
TAX PAID <u>32</u>
STAMP #
\$ <u>43<sup>20</sup></u>
<i>M. Thraikill</i>
RECORDED
<i>M. Thraikill</i>
DATE COUNTY

FILED NO. 1388

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100- - (\$27,500.00)- -  
Dollar(s) and other valuable consideration, Maurice Thraikill and Erma Thraikill, also known as  
Erma L. Thraikill, husband and wife,

do hereby Convey to Calvin A. Schutz and Marjory J. Schutz

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

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, ss:  
MADISON COUNTY,

Dated: November 27, 1992

On this 27th day of NOVEMBER, 1992, before me the undersigned, a Notary Public and for said State, personally appeared Maurice Thraikill and Erma Thraikill

*Maurice Thraikill*  
MAURICE THRAIKILL (Grantor)

*Erma Thraikill*  
ERMA THRAIKILL (Grantor)

to me 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.

(Grantor)

*Stephen Walters*  
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)