

FILED NO. 1320

Fee \$5.00
Transfer \$5.00

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, WAYNE H. SCHOEN and MARGARET E. SCHOEN, Husband and Wife,

do hereby Convey to GARY WAYNE SCHOEN

the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in and to the following-described real estate:

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the South Three-fourths of the East Half (S 3/4 E $\frac{1}{2}$) of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Grantors Wayne H. Schoen and Margaret E. Schoen hereby reserve a life estate in and to said real estate for and during their natural lives and the natural life of the survivor of them.

The consideration for this deed is less than \$500.00.

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: Nov 18, 1992

On this 18 day of Nov,
19 92, before me, the undersigned, a Notary Public in and for said State, personally appeared
WAYNE H. SCHOEN and
MARGARET E. SCHOEN

Wayne H. Schoen
Wayne H. Schoen (Grantor)

Margaret E. Schoen
Margaret E. Schoen (Grantor)

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.

Jerrold B. Oliver
Notary Public

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

