

FILED NO. 183

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89 AUG -1 AM 10:43

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED — JOINT TENANCY**

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

do hereby Convey to GARY WAYNE SCHOEN and BEVERLY SCHOEN

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

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

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the South Three-fourths (3/4) of the East Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (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 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:  
POLK COUNTY,

Dated: 7-28-89

On this \_\_\_\_\_ day of \_\_\_\_\_, 1989, 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.

Helen D. Bartolo  
Notary Public

\_\_\_\_\_  
(Grantor)

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



Please type or print names under signatures as per Sec. 335.2 Code of Iowa