



Document 2012 267

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Date 1/27/2012 Time 3:07 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$500.00
Rev Stamp# 24 DOV# 25

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Space above for recording data

Prepared By: Andrew J. Boettger, Att'y at Law, 409 Duff, Ames, IA 50010 // (515) 232-2501	
Send Tax Stmt. To:	Aron & Kari Shultz, 2054 Rustic Lane, Winterset, IA 50273
Return Document To:	Aron & Kari Shultz, 2054 Rustic Lane, Winterset, IA 50273

\$313,000

WARRANTY DEED

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

Rosemary E. Wirth, a single person, for valuable consideration CONVEY(S) to:
Aron L. Shultz and Kari M. Shultz, a married couple, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate in Madison County, Iowa:

Parcel "F" located in the SE ¼ of the NW ¼ of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as shown in Plat of Survey filed in Book 2011, Page 3247 on December 2, 2011, in the office of the Recorder of Madison County.

AND the Grantor(s) do HEREBY COVENANT with the grantees, and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and grantors covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 22 day of December, 2011.

Rosemary E. Shultz
Rosemary E. Wirth

STATE OF IOWA, COUNTY OF Hodg)

This instrument was acknowledged before me on December 22, 2011 by Rosemary E. Wirth.

Sign name here → Carrie A. Ricklefs
 Print name here → Carrie A. Ricklefs
 Notary Public in and for said State and County