



Document 2012 4004

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Fee Amount: \$27.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

DOV# 424

INDX ✓
ANNO
SCAN
CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

William D. Bartine, Esq., 666 Walnut Street, Suite 2000, Des Moines, IA 50309-3989,
Phone 515-243-7100

Taxpayer Information: (name and complete address)

Schreurs Family Limited Partnership
1825 Ashworth Road, West Des Moines, Iowa 50265

Return Document To: (name and complete address)

Preparer

Grantors:

Grantees:

Jon D. Schreurs and Kristine K. Schreurs, Schreurs Family Limited Partnership
husband and wife.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A.

NOTE: This cover page is prepared in compliance with Iowa Code Section 331.606b, (2011). This cover page is provided for information purposes only.

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Jon D. Schreurs and Kristine K. Schreurs**, husband and wife, do hereby Convey to **Schreurs Family Limited Partnership**, an Iowa family limited partnership, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), except Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seventeen (17), containing 3.72 acres, as shown in Plat of Survey filed in Book 2, Page 448 on March 11, 1994, in the Office of the Recorder of Madison County, Iowa; and the West Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), excepting four (4) acres in the Northeast corner thereof described as follows:

Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter of Section Sixteen (16), running thence West 11 rods, thence Southwest 45 rods to a point 22 rods West of the East line of said 40-acre tract, thence East 22 rods to the East line of said 40-acre tract, thence North to the point of beginning, all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to covenants, conditions, restrictions and easements of record.

No Transfer Tax required. Iowa Code § 428A.2(15) (2011) (conveyance to family limited partnership).

The Grantors hereby covenant with Grantee, 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, according to the context.

Dated: December ~~28~~²⁸, 2012.

[Signature Page Follows]

[Signature Page to Warranty Deed – Kirsch Farm]

By:

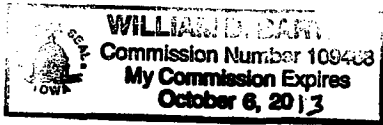

Jon D. Schreurs


By:


Kristine K. Schreurs

STATE OF IOWA, COUNTY OF Madison, SS.

This instrument was acknowledged before me on December 28, 2012, by Jon D. Schreurs and Kristine K. Schreurs, husband and wife.




Notary Public in and for the State of Iowa