



Document 2014 208

Book 2014 Page 208 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 32 DOV# 35

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

Return document to and mail tax statements to:

SHANE L. BERRY, 1794 - 295th Street, Lorimor, Iowa 50149

File #RESC / EC (rtb)

EJ
\$150,000.00

WARRANTY DEED

Legal: Parcel "A" located in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 8, Township 74 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 5.055 acres, as shown in Plat of Survey filed in Book 2, Page 654 on March 20, 1996, in the Office of the Recorder of Madison County, Iowa



Address: 1794 - 295th Street, Lorimor, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dianne Schultes, formerly known as Diane K. Williams, and Larry Schultes, a married couple**, do hereby convey the above-described real estate to **Shane L. Berry, a single person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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)

COUNTY OF POLK)

SS:

On this 24 day of January, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared **Dianne Schultes, formerly known as Diane K. Williams, and Larry Schultes, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Marcy Ashley
Notary Public in and for said State

Dated: 1/24, 2014

Dianne K Schultes
Dianne Schultes, formerly known as
Diane K. Williams

Larry Schultes
Larry Schultes

