



Document 2015 1587

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Recorded: 6/9/2015 at 10:16:33.0 AM

Rec Amt \$12.00 Aud Amt \$5.00

Revenue Tax: \$266.40

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 164 DOV# 174

INDX ✓  
ANNO  
SCAN  
CHEK

\$167,000.<sup>00</sup>

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4216

Return to:

Kyle A. Schroeder and Leslie M. Schroeder, 104 E Carpenter St, Saint Charles, IA 50240

Mail tax statements to:

Kyle A. Schroeder and Leslie M. Schroeder, 104 E Carpenter St, Saint Charles, IA 50240

Order No.: MES-59007/SD

## WARRANTY DEED

Legal: A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described more particularly as follows, to-wit: Commencing at a point 9 rods and 11 feet West of the Southeast corner of said Southwest Quarter (¼) of the Northwest Quarter (¼), and running thence North 12 rods, thence West 22 rods and 10 feet, thence South to the South line of said 40-acre tract, thence East along the South line of said 40-acre tract to the place of beginning.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Austin Family Properties, LLC, a limited liability company**, does hereby convey unto **Kyle A. Schroeder and Leslie M. Schroeder, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple; that it has 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

**This deed is executed as provided in the operating agreement of the limited liability company.**

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.

Austin Family Properties, LLC

BY:  MARM

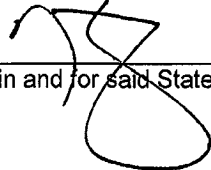
*Bruce Austin, manager*

STATE OF *low*

COUNTY OF *Madison* )

SS:

This instrument was acknowledged before me on *June 4, 2015* by *Bruce Austin* as *manager* of Austin Family Properties, LLC.

  
Notary Public in and for said State

