



Document 2016 399

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Date 2/16/2016 Time 1:42:54PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$328.80

Rev Stamp# 46 DOV# 49

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓

<b>INSTRUMENT PREPARED BY:</b>	Jonathon L. Schroeder, 2605 Northridge Pkwy. Ste. 101, Ames, IA 50010; (515) 288-2500
<b>RETURN TO:</b>	Ryan Gambrall and Meghan Trepp, 1502 Mackensie Circle, Winterset, IA 50273
<b>MAIL TAX STATEMENT TO:</b>	Ryan Gambrall and Meghan Trepp, 1502 Mackensie Circle, Winterset, IA 50273

1/2

\$206,000

**WARRANTY DEED**

LIN20182

KNOW ALL PERSONS BY THIS INSTRUMENT: That Jonathon L. Schroeder and Jenna L. Schroeder, Husband and Wife (collectively, the "Grantors"), for valuable consideration, convey unto Ryan Gambrall and Meghan Trepp (collectively, the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the real property situated in Madison County, Iowa, described as follows:

Lot Eight (8) in Block Two (2) in Birchwood Estates, Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.



The undersigned Grantors covenant with the above named Grantees and successors in interest that Grantors hold the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the Grantors covenant to warrant and defend the real property against the lawful claims of all persons whomsoever, except as may be above stated. Each of the undersigned hereby relinquishes all rights of downer, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated February 8, 2016.

Jonathon L. Schroeder  
Jonathon L. Schroeder, Grantor

Jenna L. Schroeder  
Jenna L. Schroeder, Grantor

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 8<sup>th</sup> day of February, 2016, by Jonathon L. Schroeder and Jenna L. Schroeder, husband and wife.

Nancy Baerenwald  
Notary Public in and for the State of Iowa  
My commission expires 3/29/17

