

BK: 2016 PG: 1181

Recorded: 5/6/2016 at 11:24:22.0 AM

Fee Amount: \$12.00 Revenue Tax: \$479.20 LISA SMITH RECORDER Madison County, Iowa

~~ WARRANTY DEED - JOINT TENANCY
Return to: James Law Office, P.C., 205 1/2 N. Elm Street, Creston, IA 50801
Preparer: Todd G. Nielsen, 211 N. Maple Street Creston IA 50801 (641) 782-7007
Taxpayer: Don Schutz and Holly Schutz, 3089 Applewood Ave, Macksburg, IA 50155
For the consideration of One (\$1.00) Dollar(s) and other valuable
consideration, ROD ABELL AND NANCY ABELL, husband and wife
do hereby Convey to
DON SCHUTZ AND HOLLY S. SCHUTZ, husband and wife
with Full Pichts of Sundiversities and the Tourism Control of Sundiversities and the Sundi
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The Fractional Northwest Quarter (NW1/4) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 90.0 acres, as shown in the Plat of Survey filed in Book 2013, Page 463 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa.
Grantors do Hereby Covenant with grantees, 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, comestead 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 deminine gender, according to the context. Dated on 5/5/2014
Rod Abell (Grantor) Rod Abell (Grantor) Rod Abell (Grantor)
TATE OF IOWA, COUNTY OF UNION This record was acknowledged before me on 5 / 6 / 2016, by Rod Abell and Nancy Abell, husband and wife
TODD G. NIELSEN Commission Number 153342 MY COMMISSION EXPIRES SEPTEMBER 28, 2016 Signature of Notary Public