



Document 2016 2260

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 307 DOV# 312

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$150,000

Preparer Information: (Name, address and phone number)

Marion E. James, 205½ N Elm Street, Creston, IA 50801, Phone: (641) 782-6000

Taxpayer Information: (Name and complete address)

Kalli Hildebrand and Rainer Hildebrand, 2919 Homestead Ave., Lorimor, Iowa 50149

Return Document To: (Name and complete address)

Marion E. James, 205½ N Elm Street, Creston, IA 50801

Grantors:

Don Schutz
Holly S. Schutz

Grantees:

Kalli Hildebrand
Rainer Hildebrand

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Don Schutz and Holly S. Schutz, husband and wife

do hereby Convey to Kalli Hildebrand and Rainer Hildebrand, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in

Madison County, Iowa: Parcel "B", as shown in the Plat of Survey dated March 24, 2016, and filed March 28, 2016, in Book 2016, Page 729, in the office of the recorder of Madison County, Iowa, and located in a portion of the Fractional Northwest Quarter of Section 19, Township 74 North, Range 29 West of the 5th P.M., in Madison County, Iowa, lying North and East and adjacent to Parcel "A" of said Section 19.

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, 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.

Dated on July 29, 2016

Don Schutz (Grantor)

Holly S. Schutz (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on July 29, 2016, by Donl Schutz and Holly Schutz, husband and wife

Signature of Notary Public

