



Document 2016 2733

Book 2016 Page 2733 Type 03 001 Pages 1

Date 9/20/2016 Time 10:21:36AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$373.60

Rev Stamp# 362 DOV# 362

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Alan D. Lange and Jill M. Lange, 212 N. 15th Avenue, Winterset, IA 50273

2 For the consideration of \$233,545.00-----Dollar(s) and other valuable consideration, William H. Luchsinger and Karen Jane Strohbeen, Husband and Wife,

do hereby Convey to

Alan D. Lange and Jill M. Lange,

as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Nineteen (19), containing 8.56 acres, as shown in Plat of Survey filed in Book 2016, Page 2409 on August 22, 2016, 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, 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.

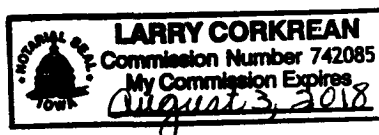
Dated on September 15, 2016

William H. Luchsinger
William H. Luchsinger (Grantor)

Karen Jane Strohbeen
Karen Jane Strohbeen (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on September 15, 2016, by William H. Luchsinger and Karen Jane Strohbeen



Larry Corkrean
Signature of Notary Public