



BK: 2017 PG: 1311
Recorded: 4/28/2017 at 8:11:44.0 AM
Fee Amount: \$17.00
Revenue Tax: \$451.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4771

Mail tax statements and return document to:
August C. Heismann and Kimberly A. Heismann, 1525 W Jefferson St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gerrit Vrieze and Marla Vrieze, a married couple**, do hereby convey unto **August C. Heismann and Kimberly A. Heismann, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

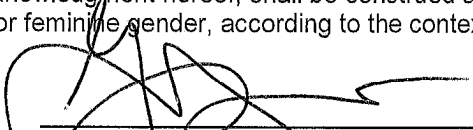
A parcel of land located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, described as commencing at the West Quarter ($\frac{1}{4}$) Corner of said Section Thirty-six (36), thence South 524.89 feet along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36) to the point of beginning, thence South along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36) to the South line of the North Eleven (11) acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), thence East 172.72 feet along said South line of the North Eleven (11) acres, thence North 200 feet, thence West to the point of beginning.

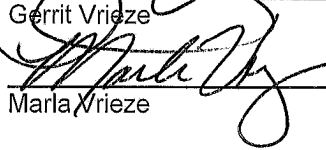
Order No.: MES-71777/WM

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Gerrit Vrieze


Marla Vrieze

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on April 26, 2017 by Gerrit Vrieze and Marla Vrieze, a married couple.



Notary Public in and for said State

