

**BK: 2017 PG: 2578**  
**Recorded: 8/17/2017 at 9:56:26.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$487.20**  
**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.: 515-453-4661

Mail tax statements and return document to:  
Nathan Weitzl and Erin Weitzl, 2569 140th St, Van Meter, IA 50261

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gregory Beeler and Teri Beeler, a married couple**, do hereby convey unto **Nathan Weitzl and Erin Weitzl, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Parcel "G" being a part of the Southwest Quarter (1/4) of the Southeast (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.5 acres, as shown in Amended Plat of Survey filed in Book 3, Page 35 on June 27, 1997, in the Office of the Recorder of Madison County, Iowa.**

Order No.: MES-74675/JEH

**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.

  
\_\_\_\_\_  
Gregory Beeler

  
\_\_\_\_\_  
Teri Beeler

STATE OF Florida )  
COUNTY OF Marion ) SS:

This instrument was acknowledged before me on 5th August 2017 by Gregory Beeler and Teri Beeler, a married couple.

  
\_\_\_\_\_  
Notary Public in and for said State

