



BK: 2018 PG: 675
Recorded: 3/1/2018 at 1:18:35.0 PM
Fee Amount: \$22.00
Revenue Tax: \$1,351.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer/Return To: Erin Herbold-Swalwell, 6701 Westown Parkway, Suite 100, WDM, IA 50266, 515.274.1450
Address Tax Statement: Matt and Tammy Van Pelt, 1568 Prairie View Dr., Van Meter, IA 50261

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Stephen L. Florer and Cynthia E. Florer, husband and wife, do hereby convey to Matthew Van Pelt and Tammy Van Pelt, 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:

All that part of the Southwest Quarter (¼) of the Northeast Quarter (¼) and of the Southeast Quarter (¼) of the Northwest Quarter (¼) lying and being South and East of the county road extending generally Northeast and Southwest across Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** the Northwest Quarter (¼) of the Southeast Quarter (¼); **AND** the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-three (33), **EXCEPT** the following three tracts:

1. Parcel "A" in the Southeast Quarter (¼) of the Northwest Quarter (¼) and in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-three (33), containing 20.392 acres, as shown in Plat of Survey filed in Book 3, Page 414 on March 29, 1999, in the Office of the Recorder of Madison County, Iowa. Said Parcel "A" includes Parcel "K";
2. All that part of Parcel "J" in the Southeast Quarter (¼) of the Northwest Quarter (¼) and in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-three (33), as shown in Plat of Survey filed in Book 3, Page 182 on February 11, 1998, in the Office of the Recorder of Madison County, Iowa;
3. All that part of Parcel "M" in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Thirty-three (33), as shown in Plat of Survey filed in Book 2018, Page 127 on January 11, 2018, in the Office of the Recorder of Madison County, Iowa;

AND

The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth P.M., 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: 2/28, 2018.

Stephen L. Florer
Stephen L. Florer (Grantor)

Cynthia E. Florer
Cynthia E. Florer (Grantor)

STATE OF IOWA; COUNTY OF Dallas;

This record was acknowledged before me on Feb. 28, 2018, by Stephen L. Florer and Cynthia E. Florer, husband and wife.

Erin C. Swalwell
Notary Public in and for the
State of Iowa

