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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$663.20

Rev Stamp# 268 DOV# 271

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4262

✓ Mail tax statements and return document to:

Robert T. Lange and Kendall L. Lange, 2732 Settlers Trl, Saint Charles, IA 50240

\$415,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeromy J. Burgmaier, a/k/a Jeromy James Burgmaier, and Megan Josie Burgmaier, a married couple**, do hereby convey unto **Robert T. Lange and Kendall L. Lange, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

A tract of land located in the South Half (1/2) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-six (26) west of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point on the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section that is 427.5 feet South of the Northwest corner of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 1233 feet, thence North 44° 52' East, 181.5 feet, thence along a curve to the right 149.54 feet, thence North 55° 46' East 229.5 feet, thence along a curve to the right 199.77 feet, thence North 62° 30' East, 1250.5 feet, thence North 61° 40' West, 317.4 feet, thence along a curve to the right 298.78 feet, thence North 49° 03' West, 134.6 feet, thence along a curve to the left 425.28 feet, thence South 55° 15' West, 137.8 feet, thence along a curve to the right 338.49 feet, thence North 88° 20' West 181.5 feet to the point of beginning, subject to the road easement, and containing 28 acres, more or less.

Order No.: MES-80360/

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.

Jeromy J. Burgmaier
Jeromy J. Burgmaier

Megan Josie Burgmaier
Megan Josie Burgmaier

STATE OF Illinois

COUNTY OF Madison

SS:

This instrument was acknowledged before me on 07/04 2018 by Jeromy J. Burgmaier, a/k/a Jeromy James Burgmaier, and Megan Josie Burgmaier, a married couple.

Ronda R. Dix
Notary Public in and for said State

