



Document 2018 3575

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$127.20

Rev Stamp# 472 DOV# 473

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (3368RE)

Return To: Brent and Melissa Schnetter, 15815 Monroe Ct., Urbandale, IA 50323

Taxpayer Information: Brent and Melissa Schnetter, 15815 Monroe Ct., Urbandale, IA 50323

LSB51699

$\frac{2}{3}$

\$80,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Thomas L. Kruchten and Susan M. Kruchten f/k/a Susan M. Willemsen, a married couple**, Convey(s) to **Brent A. Schnetter and Melissa R. Schnetter**, a married couple, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "J" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), and in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 23.31 acres, as shown in Plat of Survey filed in Book 2006, Page 5068 on December 6, 2006, in the Office of the Recorder of Madison County, Iowa.



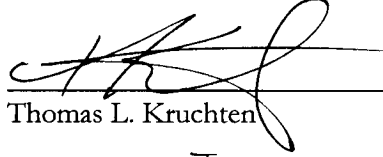
Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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.

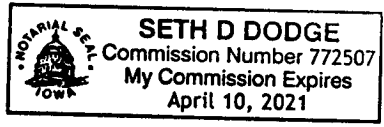
Dated: 10/23/18



Thomas L. Kruchten


Susan M. Kruchten

STATE OF Iowa, COUNTY OF Folk) ss:

This record was acknowledged before me on October 23 20 18 by Thomas L. Kruchten and Susan M. Kruchten.




Notary Public in and for said State