



BK: 2018 PG: 4005
Recorded: 12/7/2018 at 1:33:42.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$679.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (920RTE)
Return To: Diane M. Nitzel, 2623 Timber Lane, SAINT CHARLES, IA 50240
Taxpayer Information: Diane M. Nitzel, 2623 Timber Lane, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Donald R. Mason and Peggy J. Mason, a married couple**, do hereby Convey to **Diane M. Nitzel and David E. Nitzel, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT therefrom a parcel described as commencing 108.6 feet East of the Southwest Corner and on the South line thereof, thence North 3°57' East, 389.9 feet, thence South 89°49' East, 299.9 feet, thence South 7°51' West, 391.7 feet to the South line thereof, thence West 273.3 feet to the point of beginning and containing 2.5565 acres including 0.2917 of an acre of county road right-of-way, AND EXCEPT Parcel "F" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-nine (29), containing 18.04 acres of land including 0.47 acres of county road right of way, as shown in Plat of Survey filed in Book 2003, Page 5279 on September 4, 2003, in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: November 30th 2018

Donald R. Mason

Donald R. Mason

Peggy J. Mason

Peggy J. Mason

STATE OF Iowa

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COUNTY OF Polk

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This record was acknowledged before me on November 30th 2018, by Donald R. Mason and Peggy J. Mason, a married couple.

Caressa Tolbert

Notary Public in and for said State

