



Document 2019 499

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Date 2/12/2019 Time 10:07:21AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$178.40

Rev Stamp# 42 DOV# 41

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

\$112,000

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

$\frac{3}{4}$

**Taxpayer Information:** (Name and complete address)

Georg F. Schroeder, 1709 27th Street, Des Moines, IA 50310

**Return Document To:** (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Dorothy A. Harper

**Grantees:**

Georg F. Schroeder

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

N/A



WARRANTY DEED

For the consideration of \$112,000.00 Dollar(s) and other valuable consideration, Dorothy A. Harper, a/k/a Dorothy Harper, a Single Person, do hereby Convey to Georg F. Schroeder, MADISON County, Iowa: the following described real estate in

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

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 on 8th February 2019.

Theresa Parker as Attorney-in-Fact (Grantor) for Dorothy A. Harper under Power of Attorney dated November 20, 2013

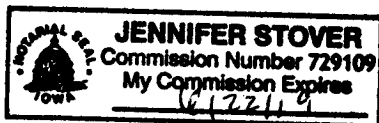
(Grantor)

(Grantor)

(Grantor)


STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb. 8, 2019, by Theresa Parker as Attorney-in-Fact for Dorothy A. Harper under Power of Attorney dated November 20, 2013



Signature of Notary Public

## EXHIBIT "A"

Out Lot Eight (8) in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying North of the center line of the creek which is the North boundary of this property, all in the Town of East Peru, Madison County, Iowa,   
AND

That part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, bounded as follows: On the Southwest by the Southerly extension of the center line of Florence Street; on the Northwest by a line parallel with and distant 150 feet Northwesterly, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 11; on the Northeast by the Southerly line of County Road No. 307; and on the Southeast by a line parallel with and distant 50 feet Southeasterly, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track was located prior to its removal; EXCEPT a tract of land located therein, more particularly described as follows, to-wit: Beginning at the middle of the intersection of Brown Street and Florence Street, thence South 200 feet, thence Northeasterly 333 feet to a point 200 feet South of the center of the intersection of Brown Street and Short Street, thence North to the center of the intersection of Brown Street and Short Street, thence Southwesterly to the point of beginning, in the Town of Peru, Madison County, Iowa; AND that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Eleven (11), bounded as follows: On the West by the Southerly extension of the center line of Florence Street; on the Northwest by the Southeasterly line of the above described parcel of land; and on the Southeast by a line parallel with and distant 8.5 feet Southeasterly, measured at right angles and radially, from the center line of the most Southeasterly side track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said track was located prior to its removal.