

**BK: 2020 PG: 3658**  
**Recorded: 9/28/2020 at 8:36:19.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$367.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6766ESP)

**Return To:** Michael A. Schoger and Teresa J. Schoger, 235 NE 3<sup>rd</sup> Street, Earlham, IA 50072

**Taxpayer Information:** Michael A. Schoger and Teresa J. Schoger, 235 NE 3<sup>rd</sup> Street, Earlham, IA 50072

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Roger D. Russell and Barbara E. Russell, husband and wife**, do hereby Convey to **Michael A. Schoger and Teresa J. Schoger, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**The West Half (1/2) of Lots Four (4), Five (5), and Six (6) in Block Two (2) of NICHOLSON'S ADDITION to the Town of Earlham, 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.

