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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Julie I. Chappell, 1230 Upland Lane, Van Meter, Iowa 50261, Phone: (515) 996-2194

**Taxpayer Information:**

Matthew W. and Julie I. Chappell, 1230 Upland Lane, Van Meter, Iowa 50261

**✓Return Document To:**

Julie I. Chappell, 1230 Upland Lane, Van Meter, Iowa 50261

**Grantors:**

Matthew W. Chappell

Julie I. Chappell

**Grantees:**

Chappell Trust

**Legal description:** See Page 2

## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Matthew W. Chappell and Julie I. Chappell, a married couple, do hereby Convey to Chappell Trust, the following described real estate in Madison County, Iowa: Parcel "A", located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.015 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 641 on January 19, 1996 in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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 3-18-2021.

Matthew W. Chappell  
Matthew W. Chappell (Grantor)

Julie I. Chappell  
Julie I. Chappell (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on March 18, 2021, by Matthew W. Chappell and Julie I. Chappell, a married couple.

Jeannie Lee Rivera  
Signature of Notary Public

