



Document 2021 4744

Book 2021 Page 4744 Type 03 001 Pages 2
Date 11/17/2021 Time 10:14:43AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$242.40 ANNO
Rev Stamp# 582 DOV# 574 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

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

Preparer Information:

Marion E. James
205½ N Elm Street
Creston, IA 50801
Phone: 641-782-6000

Taxpayer Information:

Rainer and Kalli Hildebrand
3115 Applewood Avenue
Macksburg, IA 50155

✓Return Document To:

Rainer and Kalli Hildebrand
3115 Applewood Avenue
Macksburg, IA 50155

Grantors:

Don Schutz and Holly S. Schutz

Grantees:

Rainer Hildebrand and Kalli Hildebrand

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Don Schutz and Holly S. Schutz, husband and wife, do hereby Convey to **Rainer Hildebrand and Kalli Hildebrand, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

The Fractional Northwest Quarter (frNW¼) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

EXCEPT Parcel A of said Section Nineteen (19) as shown in Plat of Survey filed on February 12, 2013 in Book 2013 at Page 463, in the Office of the Madison County, Iowa Recorder;

AND EXCEPT Parcel B of said Section Nineteen (19) as shown in Plat of Survey filed on March 28, 2016 at Page 729 in the Office of the Madison County, Iowa, Recorder.

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.

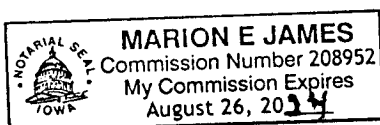
Dated: November 12, 2021

Don Schutz
Don Schutz, Grantor

Holly S. Schutz
Holly S. Schutz, Grantor

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on November 12, 2021
by Don Schutz and Holly S. Schutz, husband and wife.



Marion E. James
Signature of Notary Public