



Document 2024 2261

Book 2024 Page 2261 Type 03 001 Pages 2

Date 9/16/2024 Time 3:24:24PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$263.20

Rev Stamp# 324 DOV# 318

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$165,000

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Travis Potzner and Morgan Potzner, 2403 300th Street, Peru, IA 50222
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----One Hundred Sixty-Five Thousand Dollar(s)---- and other valuable consideration, Jon D. Schreurs and Kristine K. Schreurs, a Married Couple, do hereby Convey to Travis Potzner and Morgan Potzner, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

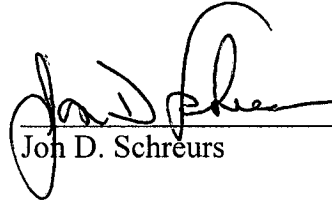
Parcel "J" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), containing 1.95 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3297; AND Parcels "J" and "A" located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Sixteen (16), containing 23.93 acres, more or less, and 2.73 acres, more or less, respectively, as shown in Plat of Survey filed in Book 2017, Page 3299, both surveys recorded on October 20, 2017, in the Office of the Recorder of Madison County, Iowa, ALL in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

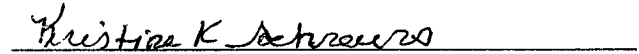
Grantors do hereby Covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: September 16, 2024.



Jon D. Schreurs

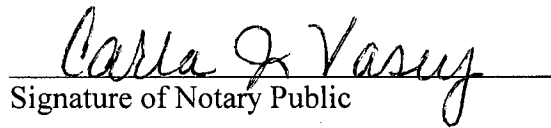


Kristine K. Schreurs

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 16, 2024, by Jon D. Schreurs.

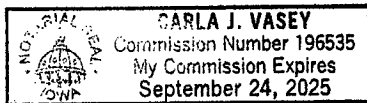


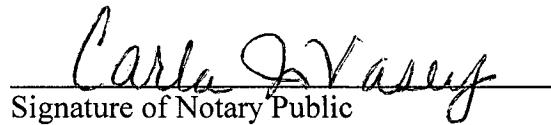


Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 16, 2024, by Kristine K. Schreurs.





Signature of Notary Public