

BK: 2024 PG: 33  
Recorded: 1/3/2024 at 3:49:15.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$274.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$172,000.00**

**Preparer Information:** Jason Laughlin, Laughlin Law Firm, PLC, 3106 Ingersoll Avenue, Des Moines, IA 50312 Phone: (515) 608-4797

**Taxpayer Information:** Brandon Schmitt, 795 South Street, Truro, IA 50257

**Return Document To:** Brandon Schmitt, 795 South Street, Truro, IA 50257

Jason Laughlin ISBA # 20002

**WARRANTY DEED**

For the consideration of 1 Dollar(s) and other valuable consideration, William L. Brown, an unmarried person, does hereby Convey to Brandon Schmitt the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter (¼) corner of said Section Fifteen (15), thence South 89°47'58" West 214.58 feet along the South line of the Southwest Quarter (¼) of said Section Fifteen (15), thence North 3°52'46" East 927.78 feet, thence South 88°11'15" East 211.46 feet to the East line of the Southwest Quarter (¼) of said Section Fifteen (15), thence continuing South along said East line to the Point of Beginning; EXCEPT Parcel "P" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 1.04 acres, as shown in Plat of Survey filed in Book 2017, Page 136 on January 12, 2017, in the Office of the Recorder of Madison County, Iowa. Said parcel contains 8.31 acres more or less (including 0.35 acres of road right-of-way).

SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF  
RECORD, IF ANY.

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: December 19, 2023

William L. Brown  
William Brown (Grantor)

FLORIDA  
STATE OF ~~IOWA~~, COUNTY OF LEE

X This instrument was acknowledged before me on December 19, 2023 by William Brown.

Kari Jones, Notary Public

