



Document 2025 2297

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Date 8/27/2025 Time 1:07:19PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$351.20

ANNO

Rev Stamp# 321 DOV# 316

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$220,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Kolton Scott Schutt, 1755 280th Street, Winterset, IA 50273

**Return Document To:** Kolton Scott Schutt, 1755 280th Street, Winterset, IA 50273

**Grantors:** Zachary L. Mitchell and Nicole E. Mitchell

**Grantees:** Kolton Scott Schutt

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Two Hundred Twenty Thousand Dollar(s) and other valuable consideration, Zachary L. Mitchell and Nicole E. Mitchell, husband and wife, do hereby Convey to Kolton Scott Schutt, the following described real estate in Madison County, Iowa:

Parcel "A", located in the part of the Southeast Quarter (¼) of the Southwest Quarter (¼) and part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2002, Page 3423 on July 15, 2002, in the Office of the Recorder of Madison County, Iowa, and corrected by an Affidavit filed in Book 2002, Page 4680 on September 23, 2002.

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.

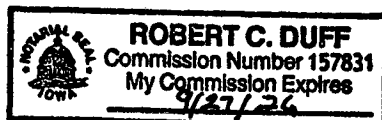
Dated: 8/26/2025

Zachary L. Mitchell  
Zachary L. Mitchell, Grantor

Nicole E. Mitchell  
Nicole E. Mitchell, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/26/2025 by  
Zachary L. Mitchell and Nicole E. Mitchell.



Robert C. Duff  
Signature of Notary Public