

BK: 2025 PG: 2303
Recorded: 8/28/2025 at 8:17:21.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$687.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Scott D. Schulte and Lisa Schulte and Derek Schulte and Tiffany Schulte, 3715 Pheasant Run Trail, East Peru, IA 50222

Return Document To: Scott D. Schulte, 3175 Pheasant Run Trail, East Peru, IA 50222

Grantors: Dick D. Dillinger

Grantees: Scott D. Schulte and Lisa Schulte and Derek Schulte and Tiffany Schulte

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

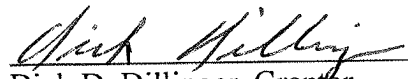
For the consideration of Four Hundred Thirty Thousand Dollar(s) and other valuable consideration, Dick D. Dillinger, single, does hereby Convey to Scott D. Schulte and Lisa Schulte, a married couple, as joint tenants with full rights of survivorship and not as tenants in common and Derek Schulte and Tiffany Schulte, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcels "F" and "G", located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.78 acres and 11.83 acres, respectively, both parcels as shown in Plat of Survey filed in Book 2020, Page 1555 on May 8, 2020, in the Office of the Recorder of Madison County, Iowa.

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.

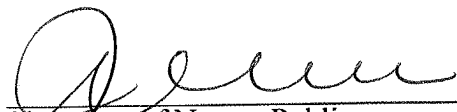
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-22-25.


Dick D. Dillinger, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 8/22/25 by
Dick D. Dillinger.


Signature of Notary Public

