

BK: 2026 PG: 311
Recorded: 1/30/2026 at 12:36:58.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,143.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jennifer Schwartz and John Edwin Garrett, 2732 Settlers Trail, Saint Charles, IA 50240

Taxpayer: Jennifer Schwartz Jennifer Schwartz and John Edwin Garrett, 2732 Settlers Trail, Saint Charles, IA 50240

Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Robert T. Lange and Kendall L. Lange, husband and wife, do hereby Convey to Jennifer Schwartz and John Edwin Garrett as joint tenants and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the South Half (1/2) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point on the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-two (32) that is 427.5 feet South of the Northwest corner of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 1233 feet, thence North 44° 52' East, 181.5 feet, thence along a curve to the right 149.54 feet, thence North 55° 46' East 229.5 feet, thence along a curve to the right 199.77 feet, thence North 62° 30' East, 1250.5 feet, thence North 61° 40' West, 317.4 feet, thence along a curve to the right 298.78 feet, thence North 49° 03' West, 134.6 feet, thence along a curve to the left 425.28 feet, thence South 55° 15' West, 137.8 feet, thence along a curve to the right 338.49 feet, thence North 88° 20' West 181.5 feet to the point of beginning, subject to road easement, and containing 28 acres, more or less, EXCEPT Lot One (1) of Hilltop Timber Estate Subdivision, located in the South Half (1/2) of the Northwest Quarter (1/4) of said Section Thirty-two (32).

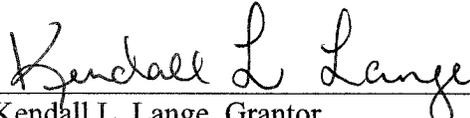
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 1-26-24



Robert T. Lange, Grantor



Kendall L. Lange, Grantor

STATE OF Iowa, COUNTY OF union

This record was acknowledged before me on 1-26-2026 by Robert T. Lange, husband of Kendall L. Lange.



Signature of Notary Public

STATE OF Iowa, COUNTY OF union

This record was acknowledged before me on 1-26-2026, by Kendall L. Lange, wife of Robert T. Lange.



Signature of Notary Public

