



Document 2012 1530

Book 2012 Page 1530 Type 03 001 Pages 2

Date 5/25/2012 Time 9:38 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Russell Schoenauer, 31871 Skyride Drive, Waukee, IA 50263



WARRANTY DEED

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,
Christy Thornburg and Jerry Thornburg, Wife and Husband,

do hereby
Convey to Russell J. Schoenauer

the
following described real estate in MADISON County, Iowa:
See 1 in Addendum

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: May 23 2012

Christy Thornburg
Christy Thornburg (Grantor)

Jerry Thornburg
Jerry Thornburg (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on May 23, 2012, by Christy Thornburg and Jerry Thornburg

Carol Kiernan
Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. The East Six Inches of Lot Three (3); and Lot Two (2), except a tract described as follows:
Commencing at the Northeast corner of said Lot Two (2), thence West 15 feet, thence South 32.6 feet, thence West 4 feet, thence South 47.4 feet, thence East 19 feet, thence North 80 feet to the point of beginning, in Block Twenty-five (25) of the Original Town of Winterset, Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract recorded on March 24, 1994, in Book 59, Page 155 of the Recorder's Office of Madison County, Iowa; therefore, no Declaration of Value or Groundwater Hazard Statement is required.

NOTE: The real estate transfer tax for this transfer was paid previously on the assumption of the above-described Real Estate Contract as shown on the Special Warranty Deed recorded on September 11, 1995, in Book 60, Page 436 of the Recorder's Office of Madison County, Iowa.