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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Telephone (515) 758-2267

Taxpayer Information: (Name and complete address)

Charles J. and Brook E. Lenze
1011 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

✓ Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Eugene R. Schafer
Vicky R. Schafer

Grantees:

Charles J. Lenze
Brook E. Lenze

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00----- Dollar(s) and other valuable consideration,
EUGENE R. SCHAFER and VICKY R. SCHAFER, husband and wife,

do hereby Convey to
CHARLES J. LENZE and BROOK E. LENZE, husband and wife,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

Parcel "B" in the Northeast Fractional Quarter of the Northeast Quarter (NE Frl. ¼ NE¼) of Section 5,
Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 3.00 acres
including 0.311 acres of County Road right-of-way, as shown by Plat of Survey recorded in Book 2007,
Page 1889, in the Office of the Recorder of Madison County, Iowa.

This deed is between parents and child for monetary consideration of less than \$500; therefore, this
transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater
hazard statement filing requirements pursuant to Section 428A.2(11) and (21), Code of 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: July 15, 2013

Eugene R. Schafer
Eugene R. Schafer (Grantor)

(Grantor)

Vicky R. Schafer
Vicky R. Schafer (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on July 15, 2013, by Eugene R. Schafer and Vicky R. Schafer

Tami Rice
, Notary Public

