



Document 2016 3474

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Date 11/17/2016 Time 11:27:23AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$271.20

Rev Stamp# 463 DOV# 460

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

LSB30338

\$170,000

Preparer Information: (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA
50322, Phone: (515) 222-1700

$\frac{3}{4}$

Taxpayer Information: (Name and complete address)

Georg Friedrich Schroeder, 5398 Russell Ave., Apt. 511, Seattle, WA 98107

E ✓

Return Document To: (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA
50322

Grantors:

Timothy E. Weil

Grantees:

Georg Friedrich Schroeder

Legal description: See Page 2

Document or instrument number of previously recorded documents:

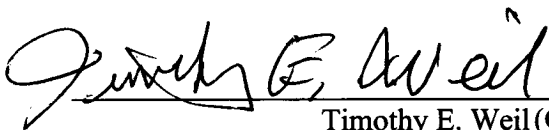


WARRANTY DEED

For the consideration of ONE Dollar(s)
 and other valuable consideration, Timothy E. Weil a/k/a Timothy J. Weil a/k/a Tim Weil, a single
person, do hereby Convey to
Georg Friedrich Schroeder, a single person,
 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 on 11 16 2016.



Timothy E. Weil (Grantor)

(Grantor)

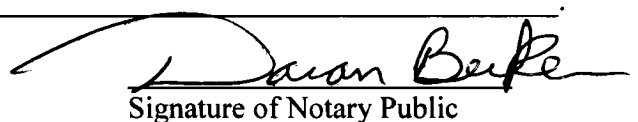
(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Warren

This record was acknowledged before me on 11 16 2016, by Timothy E. Weil
a/k/a Timothy J. Weil a/k/a Tim Weil, a single person




 Signature of Notary Public

Addendum

1.

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10); AND all that part of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10) lying North and West of the right of way of the Chicago Great Western Railway Company, EXCEPT that part thereof lying North of Clanton Creek, AND EXCEPT a tract described as follows: Commencing at the Southwest corner of said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and running thence North 734 feet, thence East 602 feet to the right of way of the Chicago Great Western Railway Company, thence Southwesterly along said right of way to a point 233 feet East of the point of beginning, thence West 233 feet to the point of beginning; AND a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11), more particularly described as follows, to-wit: Commencing 43 rods East of the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11), thence West to said Northwest corner, thence South 9 rods, thence in a northeasterly direction in a straight line to the point of beginning; AND all that part of Out Lot Nine (9) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Eleven (11) lying South and West of the center of Clanton Creek; ALL in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND a strip of land 100 feet in width extending over and across the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section Ten (10); AND a strip of land 150 feet in width extending over and across that part of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying Westerly of the center line of the Clanton Creek, said strip of land being 100 feet in width Northwesterly and 50 feet in width Southeasterly, respectively, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section Eleven (11).

