



Document 2017 2276

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$284.00

Rev Stamp# 315 DOV# 320

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (243RTE)

Return To: Steve Reed, 1005 W Jefferson, Winterset, IA 50273

Taxpayer Information: Steve Reed, 1005 W Jefferson, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Marvin Shultz and Barbara Shultz, husband and wife**, do hereby Convey to **Steve Reed and Marla Reed, 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:

A tract of land in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 620 feet and 2 inches West and 42 feet and 8 inches South of the Northeast Corner of the Southwest Quarter (1/4) of said Section Thirty-six (36), thence South 683 feet and 4 inches to the center of the Public Highway, thence West 127 feet and 6 inches, thence North 683 feet and 4 inches, thence East 127 feet and 6 inches to the place of beginning;

Subject to all covenants, restrictions and easements of record.

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: 7-20-17

Marvin Shultz

Barbara Shultz

STATE OF Iowa) ss:
COUNTY OF Madison

On this 20 day of July, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **Marvin Shultz and Barbara Shultz, husband and wife**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Notary Public in and for said State

