



BK: 2019 PG: 1516
Recorded: 5/24/2019 at 11:28:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$495.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4607

Mail tax statements and return document to:
Deborah Schutz, 2558 260th Ln, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Stephen P Williams, a single person**, does hereby convey unto **Deborah Schutz, a single person, and Michelle La Rose, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

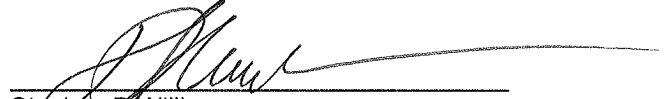
Parcel "A", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, containing 15.00 acres, as shown in Plat of Survey filed in Book 2, Page 569 on May 30, 1995 in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-85736/

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

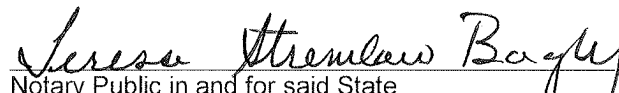
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.


Stephen P. Williams

STATE OF IOWA)
) SS:
COUNTY OF DALLAS)

This instrument was acknowledged before me on 5-22 2019 by Stephen P. Williams, a single person.


Notary Public in and for said State

