

CONSIDERATION \$310,000



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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$495.20 ANNO

Rev Stamp# 402 DOV# 418 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 106

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

JEFFREY G. FLAGG, 9819 58TH STREET E., PARRISH, FL 34219 Phone: (515) 243-5244

LHF66092

Taxpayer Information: (name and complete address)

NICHOLAS AND RACHEL CICERO, 2382 WALNUT TRAIL, ST. CHARLES, IA 50240

M 9/21

Return Document To: (name and complete address)

TAXPAYERS

Nicholas & Rachel Cicero, 2382 Walnut Trl, St. Charles, IA 50240

Grantors:

TROY AND GEORGIA WENCK


Grantees:

NICHOLAS AND RACHEL CICERO

Legal Description: See Page 2

WARRANTY DEED

For the consideration of 1.00 Dollar(s) and other valuable consideration, Troy Wenck and Georgia Wenck, a/k/a Georgina K. Wenck husband and wife do hereby convey to Nicholas Cicero and Rachel Cicero, husband and wife, as joint tenants with full rights of survivorship all of our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section 12, Township 75, North, Range 26 West to the Fifth Principal Meridian, Madison County, Iowa, containing 8.52 acres, as shown in Plat of Survey filed in Book 3, page 225 on April 29, 1998 in the Office of the Recorder of Madison County, Iowa. 

The grantors do hereby covenant with the grantees and successors in interest that they hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; and that said premises are free and clear of all liens and encumbrances whatsoever and said grantors covenant to warrant and defend the premises against the lawful claims of all persons.

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: 9/26/19 _____

Troy Wenck
Troy Wenck

Georgia Wenck
Georgia Wenck

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 26th day of September, 2019, by Troy Wenck and Georgia Wenck.

Bree Onna R. Spradling
Signature of Notary Public

