

**BK: 2021 PG: 4007**  
**Recorded: 9/24/2021 at 1:02:22.0 PM**  
**Pages 4**  
**County Recording Fee: \$47.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$50.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



## **TRUSTEE WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Geraldine Lenocker  
1428 Cottonwood Avenue  
Dexter, Iowa 50070

**Return Document To:** (Name and complete address)

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

**Grantors:**

Ted R. Lenocker Trust

**Grantees:**

Ted R. Lenocker Family Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, Geraldine Lenocker and Russell D. Lenocker (Trustee) (Co-Trustees) of the TED R. LENOCKER TRUST dated June 3, 2013 does hereby convey to Geraldine Lenocker and Russell D. Lenocker as Trustees of the TED R. LENOCKER FAMILY TRUST Under Agreement dated June 3, 2013 the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated September 7, 2021.

\_\_\_\_\_
\_\_\_\_\_

Geraldine Lenocker
Geraldine Lenocker
As (Trustee) (Co-Trustee) of
the above-entitled trust
Russell D. Lenocker
As (Trustee) (Co-Trustee) of
the above-entitled trust

### Exhibit "A"

A tract of land described as follows, to-wit: Commencing at a point 1,165.1 feet East of the South Quarter (S $\frac{1}{4}$ ) corner of Section 27, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence continuing East 1,252.59 feet, thence North 0°06'49" West 237.19 feet along a property line fence, thence South 88°00'36" East 12.40 feet, thence North 00°45'04" West 411.1 feet along a property line fence, thence North 89°50'34" West 1,295.17 feet along the North line of the South One-half of the South One-half of the Southeast Quarter (S $\frac{1}{2}$  S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of said Section 27, thence South 03°10'4" East 652.37 feet to the point of beginning, containing 19.03 acres including 1.04 acres of county road right of way.

AND

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  NE $\frac{1}{4}$ ) and the South One-half of the Northeast Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 7, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND

The Southwest Quarter (SW $\frac{1}{4}$ ) Section 20, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa., EXCEPT a parcel of land beginning 732.7 feet North 0°00' East of the Southwest corner of Section 20, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence continuing North 0°00' East 346.0 feet, thence North 87°47 $\frac{1}{2}$ ' East 377.9 feet, thence South 0°00' West 346.0 feet, thence South 87°47 $\frac{1}{2}$ ' West 377.9 feet to the Point of Beginning, containing 3.00 acres including 0.30 acres of county roadway, and hereafter called Lot "A" of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 20, Township 77 North, Range 29 West.

AND

The South One-half of the Northeast Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 28, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, except beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 28, thence South 100 feet, thence West 435.6 feet, thence North 100 feet, thence East 435.6 feet to the point of beginning, containing one acre, more or less (includes present road width).

AND

#### **An undivided one-half interest in and to:**

The North One-half (N $\frac{1}{2}$ ) of Section 29, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

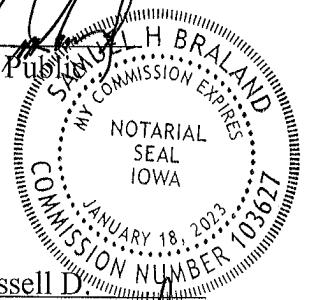
**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 7, 2021, by Geraldine Lenocker

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

*[Handwritten Signature]*  
Signature of Notary Public

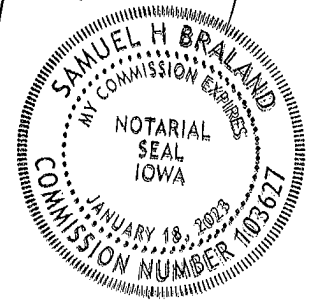


STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 7, 2021, by Russell D. Lenocker

As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

*[Handwritten Signature]*  
Signature of Notary Public



**Acknowledgment for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public