



Document 2022 3111

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** John K. Fickes and Brenda K. Fickes Family Trust Agreement, 330 1st  
Street, Truro, IA 50257

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** John K.. Fickes and Brenda K. Fickes

**Grantees:** John K. Fickes and Brenda K. Fickes as Trustees of John K. Fickes and Brenda K.  
Fickes Family Trust Agreement

**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, John K. Fickes and Brenda K. Fickes, husband and wife, do hereby Convey to John K. Fickes and Brenda K. Fickes, Trustees of John K. Fickes and Brenda K. Fickes Family Trust Agreement dated October, 24th, 2022, the following described real estate in Madison County, Iowa:

Commencing at a point 290 feet West and 487 feet South of the Northeast Corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence West 147.8 feet, thence South 206 feet, thence East 147.8 feet, thence North to the Point of Beginning.

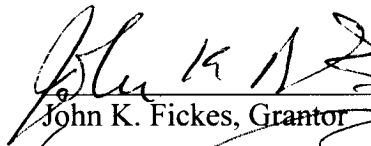
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

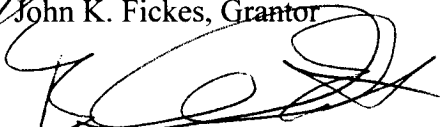
**This deed is exempt according to Iowa Code 428A.2(21).**

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.

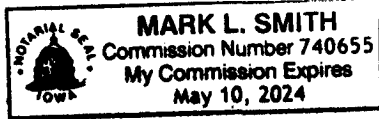
Dated: 10-24-22

  
\_\_\_\_\_  
John K. Fickes, Grantor

  
\_\_\_\_\_  
Brenda K. Fickes, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/24/2020 by  
John K. Fickes and Brenda K. Fickes.



Mark L. Smith  
Signature of Notary Public