

Book 2007 Page 362 Type 03 001 Pages 3  
Date 1/26/2007 Time 1:37 PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$259.20  
Rev Stamp# 32 DOV# 32  
LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

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Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Lanny Wenck, 2498 Carver Rd., Winterset, IA 50273



\$ 162,222.00

### WARRANTY DEED

For the consideration of One hundred sixty-two thousand two hundred twenty two and other valuable consideration, Rick L. Houseman, a Single Person and Juliette D. Houseman, a Single Person

do hereby Convey to Lanny Wenck and Sandra L. Wenck as Tenants in Common

the following described real estate in Madison County, Iowa:  
See 1 in Addendum

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 in masculine or feminine gender, according to the context.

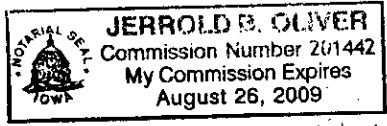
Dated: Jan 24, 2007

Rick L. Houseman  
Rick L. Houseman (Grantor)

Juliette D. Houseman  
Juliette D. Houseman (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on Jan 24 2007 by Rick L. Houseman

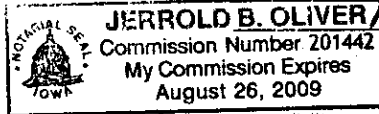


Jerrold B. Oliver  
Notary Public

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 24, 2007, by  
Juliette D. Houseman



Jerrold B. Oliver, Notary Public

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

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

\_\_\_\_\_, Notary Public

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

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

\_\_\_\_\_, Notary Public

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

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

\_\_\_\_\_, Notary Public

LEGAL DESCRIPTION:

The Southwest Quarter of the Northeast Quarter and Parcel "D" in the Southeast Quarter all in Section 15, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa. Parcel "D" is more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 15, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M.; Madison County, Iowa. Thence North 74°48'08" East 281.24 feet along the centerline of a County Road; thence Northeasterly 280.13 feet along a 954.93 foot radius curve with a 279.12 foot chord bearing North 66°23'45" East; thence North 57°59'38" East 111.35 feet to the Southeast Corner of Parcel "C"; thence North 20°06'18" West 379.12 feet to the Northeast Corner of Parcel "C"; thence North 89°55'10" West 490.21 feet to a point on the West line of the Northwest Quarter of the Southeast Quarter of said Section 15; thence North 00°06'03" East 705.42 feet to the Northwest Corner of said Northwest Quarter of the Southeast Quarter; thence North 89°50'49" East 1207.02 feet along the North line of said Northwest Quarter of the Southeast Quarter; thence South 06°07'54" West 513.39 feet; thence South 47°36'09" East 57.21 feet to the centerline of a county road; thence North 42°23'51" East 745.22 feet along said centerline to the North line of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of said Section 15; thence North 89°50'49" East 277.25 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter of the Southeast Quarter; thence South 00°10'57" East 667.43 feet to the Southeast Corner of said Northwest Quarter of the Northeast Quarter of the Southeast Quarter; thence South 44°43'09" West 928.60 feet to the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 15; thence North 89°20'11" West 1325.29 feet to the Point of Beginning. The Southwest Quarter of the Northeast Quarter contains 39.63 acres and Parcel "D" contains 44.95 acres including 3.28 acres of County Road right-of-way.

WELL AND WATER LINE EASEMENT

A 15.00 foot wide easement across Parcel "D" in the Southeast Quarter of Section 15, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa for a well and water line used by the owner of Parcel "C" the centerline of which is described as follows:

Beginning at a point on the South line of Parcel "D" at a point 663.83 feet East of the Southwest Corner thereof thence North 41°51'20" West 240.16 feet to a point on the South line of Parcel "C" which is the end of the easement.

Parcel "C" is Parcel "C" of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 15, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa