



REC \$ 5<sup>00</sup>  
AUD \$ 10<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA  
(515) 462-4912

Preparer Information: JOHN E. CASPER 223 EAST COURT AVENUE, P.O. BOX 67 WINTERSSET, IOWA 50273-0067  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-FIVE THOUSAND FORTY AND NO/100 (\$35,040.00)  
Dollar(s) and other valuable consideration,  
LANNY L. WENCK and SANDRA L. WENCK, husband and wife,

do hereby Convey to  
TODD SCOTT and TERRY SCOTT, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in MADISON County, Iowa:

That part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West, and that part of Parcel A, recorded in Farm Plat Book 2, Page 665, Madison County Recorder's Office, located in the Northwest Quarter of the Southwest Quarter of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., all in Madison County, Iowa, described as follows: Beginning at the southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24); thence on an assumed bearing of North 89° 22' 14" West along the south line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24) a distance of 439.40 feet; thence North 49° 28' 29" West 392.52 feet; thence North 88° 12' 26" West 582.55 feet to the west line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24); thence North 00° 08' 33" East along said west line 633.36 feet; thence North 90° 00' 00" East 557.85 feet; thence South 00° 00' 00" East 139.06 feet; thence South 63° 46' 58" East 685.01 feet; thence North 90° 00' 00" East 146.71 feet to the west line of said Parcel A and the east line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24); thence North 90° 00' 00" East 418.50 feet to the east line of said Parcel A and the west line of Madison County Highway P-71; thence southerly 384.87 foot along said east and west lines and along a nontangential curve concave to the northwest and having a radius of 2864.79 feet, a central angle of 07° 41' 50" and a chord 384.58 in length, bearing south 03° 58' 58" West; thence South 04° 42' 46" West along said east and west lines 90.67 feet the south line of said Parcel A; thence North 89° 22' 14" West along said south line 385.04 feet to the southeast corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24) and the point of beginning.  
Said tract contains 21.90 acres and is subject to a Madison County Highway Easement over the westerly 0.32 acres thereof.

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.

STATE OF IOWA, Dated: 7-10-98

SS: MADISON COUNTY,  
On this 10<sup>th</sup> day of JULY  
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared LANNY L. WENCK (Grantor)  
LANNY L. WENCK and SANDRA L. WENCK

Sandra L. Wenck (Grantor)  
SANDRA L. WENCK

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed. \_\_\_\_\_ (Grantor)

Jawyne A. Gibson  
JAWYNE A. GIBSON  
MY COMMISSION EXPIRES 3-21-2000  
Notary Public \_\_\_\_\_ (Grantor)  
(This form of acknowledgment for individual grantor(s) only)

DEED RECORD 139