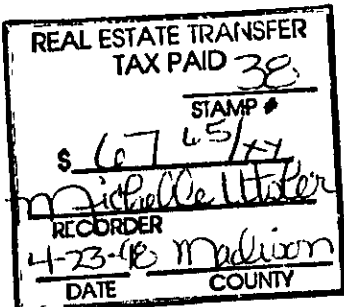


THE IOWA STATE BAR ASSOCIATION
Official Form No 103

JOHN E CASPER ISBA # 000000816

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER



REC \$ 5.00
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BOOK 138 PAGE 868
98 APR 23 FII 3: 23
MICHELLE UTSLEK
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E CASPER, 223 EAST COURT AVENUE, P O BOX 67, WINTERSSET, IOWA 50273-0067, (515) 462-4912

Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of SIXTY-TWO THOUSAND AND NO/100 (\$62,000 00)
Dollar(s) and other valuable consideration,
MARIE E RANKIN, a single person

do hereby Convey to
LANNY L WENCK and SANDRA L WENCK, 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

The East Twelve (12) Acres of Lot One (1) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4), and Lots One (1) and Two (2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4), and Lot Two (2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4), of Section Fourteen (14),

and

The East Half (1/2) of the Southwest Quarter (1/4) of Section Eleven (11), except 2 1/2 acres off the West side of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Eleven (11), and also except a tract described as follows Commencing at a stone on the South line of said Section Eleven (11) 1305 75 feet East of the Southwest corner thereof, running thence North 300 feet to a stone, thence East 290 4 feet to a stone, thence South 300 feet to a stake, thence West 290 4 feet to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P M, Madison County, Iowa, excepting therefrom all that part conveyed or used as public highways,

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 APRIL 22, 1998

ss

MADISON COUNTY,

On this 22nd day of APRIL 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared MARIE E RANKIN

MARIE E RANKIN (Grantor)

(Grantor)

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

JOHN E CASPER Notary Public

(Grantor)

(Grantor)

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

