

Document 2009 847

Book 2009 Page 847 Type 03 001 Pages 3

Date 3/24/2009 Time 8:16 AM

Rec Amt \$17.00 Aud Amt \$25.00

Rev Transfer Tax \$639.20

Rev Stamp# 63 DOV# 63

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
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CHEK

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

Bruce I. Campbell

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

Return To: Bruce I. Campbell, 215 - 10th St., Suite 1300, Des Moines, IA 50309, (515) 288-2500

Preparer: Bruce I. Campbell, 215 - 10th St., Suite 1300, Des Moines, IA 50309, (515) 288-2500

Taxpayer: Harlan Wetzel, 2700 Hiatt Apple Rd., Peru, IA 50222



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Joseph L. Platnick, Jr. and Kathryn A. Platnick, husband and wife

do hereby

Convey to Harlan Wetzel

the following described real estate in Madison County, Iowa:

See attached legal description

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.

Joseph L. Platnick, Jr.
Joseph L. Platnick, Jr. (Grantor)

Dated: February 13, 2009
Kathryn A. Platnick
Kathryn A. Platnick (Grantor)

STATE OF CALIFORNIA, COUNTY OF Los Angeles

This instrument was acknowledged before me on February 13, 2009, by Joseph L. Platnick, Jr. and Kathryn A. Platnick, husband and wife

See Attachment for California Notarial
Notary Public

Wording

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On February 13, 2009 before me, Craig Coates Notary Public

personally appeared Joseph L. Platnick, Jr. and Kathryn A. Platnick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Craig Coates
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 2-13-09 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24); AND the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$), and the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), EXCEPTING therefrom a tract 10 rods square in the Southeast corner of the Northeast Quarter ($\frac{1}{4}$) used for church purposes, AND EXCEPTING therefrom a tract of land in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-five (25), containing 10.025 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 97 on March 8, 1988, in the Office of the Recorder of Madison County, Iowa, ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-nine (29); AND the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), and a strip of land Eight (8) Rods wide off the West side of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and the East Fifty (50) acres of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30); AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,