



Document 2010 2782

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Date 11/04/2010 Time 3:16 PM

Rec Amt \$9.00 Aud Amt \$5.00

Rev Transfer Tax \$346.40

Rev Stamp# 595 DOV# 670

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

E
Return to RE/MAX Real Estate Group, 6600 University Ave., Des Moines, IA 50324

Preparer

Information Larry L. Tuel #005633, 6600 University Ave., Suite 132, Des Moines, IA 50324, (515) 271-7766

| Individual's Name | Street Address | City | Phone |
|-------------------|----------------|------|-------|
| | | | |

Tax Statement to: Stanley & Susan Warnock -1787 200th St. Winterset, IA 50273

\$ 217,000.00

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Wayne L. Fancher and Patricia J. Fancher, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Stanley Warnock and Susan Warnock, 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:

Parcel "B" located in the South Half (S ½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa containing 9.26 acres, as shown in Plat of Survey filed in Book 2005, Page 1836 on April 27,2005, in the Office of the Recorder of Madison County, Iowa.



Property Address: 1787 200th St. Winterset, IA 50273

Grantors do Hereby Covenant with grantee, 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: 11/3/10

Wayne L. Fancher
Wayne L. Fancher (Grantor)

Patricia J. Fancher
Patricia J. Fancher (Grantor)

STATE OF Wisconsin, Monroe COUNTY, ss:

On this 3 day of November, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne L. Fancher and Patricia Fancher, husband and wife, 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.

Deveni Fox
Deveni Fox, Notary Public
EXP 10-5-14