



Document 2011 982

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Date 4/19/2011 Time 10:17 AM

Rec Amt \$14.00 Aud Amt \$10.00

Rev Transfer Tax \$719.20

Rev Stamp# 104 DOV# 113

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$450,000.00

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

Taxpayer Information: (Name and complete address)

Rosener Farms, Inc.; 1891 - 345th; Vail, IA 51465

✓

Return Document To: (Name and complete address)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157
PO Box 199

Grantors:

L. Dick Winkler
Diana F. Winkler

Grantees:

Rosener Farms, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
L. Dick Winkler a/k/a L. Richard Winkler and Diana F. Winkler,

husband and wife do hereby Convey to
Rosener Farms, Inc.
(an Iowa corporation) the

following described real estate in Madison County, Iowa:

The following portions of Section 22, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa:

- a) SE¹/₄ NW¹/₄
EXCEPT the East 52¹/₂ rods thereof; and
EXCEPT, also, the North 80 feet of the West 208 feet thereof;
- b) West 107¹/₂ rods of the SW¹/₄.

The following portion of Section 27, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa:

- (a) West 107¹/₂ rods of the N¹/₂ NW¹/₄.

TRANSFER TAX = \$719.20

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.

Dated: March 22, 2011

L. Dick Winkler
L. Dick Winkler (Grantor)

Diana F. Winkler
Diana F. Winkler (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Clarke
This instrument was acknowledged before me on April 18, 2011, by L. Dick Winkler and Diana F. Winkler, husband and wife



Susan K. Cox

, Notary Public