



Document 2011 1341

Book 2011 Page 1341 Type 03 001 Pages 2
Date 5/24/2011 Time 1:42 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$322.40
Rev Stamp# 150 DOV# 160

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$202,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

1
—
2

Taxpayer Information: (Name and complete address)

Joseph E. and Carol S. Menke
1187 Earlham Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Joyce L. Von Rentzell

Grantees:

Joseph E. Menke
Carol S. Menke

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Two Thousand and no/100ths (\$202,000.00)-----
Dollar(s) and other valuable consideration,
Joyce L. Von Rentzell, a single person,

do hereby Convey to
Joseph E. Menke and Carol S. Menke, 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:

A parcel of land described as follows: Beginning at the Southeast corner of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, thence West 944.60 feet, thence North 10°24'48" East 462.54 feet, thence North 73°19'00" East 62.59 feet, thence North 36°19'35" East 190.37 feet, thence North 05°43'52" East 616.57 feet, thence North 89°46'06" East 279.42 feet, thence North 00°47'09" East 530.02 feet, thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, South 00°09'28" West 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less, including county roads, and 23.29 acres, more or less excluding county road; EXCEPTING THEREFROM a tract of land described as follows:

Commencing at the Southeast corner of said Section Twelve (12), thence along the East line of the Southeast Quarter (1/4) of said Section, North 00°09'28" East 935.81 feet to the point of beginning, thence North 86°02'43" West 342.68 feet, thence North 00°33'14" East 222.46 feet, thence North 87°56'39" West 9.76 feet, thence North 00°23'27" West 58.64 feet, thence North 00°47'09" East 530.02 feet, thence North 88°55'30" East 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, South 00°09'28" West 841.52 feet to the point of beginning, containing 6.57 acres, more or less, including county road right-of-way,

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.

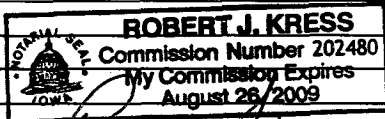
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA
COUNTY OF MADISON

Dated: May 24, 2011

This instrument was acknowledged before me on
May 24, 2011
by Joyce L. Von Rentzell

Joyce L. Von Rentzell
Joyce L. Von Rentzell (Grantor)



Robert J. Kress
Notary Public

(Grantor)

(Grantor)

(Grantor)

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