



Document 2012 425

Book 2012 Page 425 Type 03 001 Pages 2

Date 2/13/2012 Time 11:48 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$441.60

Rev Stamp# 35 DOV# 36

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

Send Tax Statement to: Dale J. Hikes and Glynis Hendrickson  
3231 260<sup>th</sup> Street, St. Charles, IA 50240

Return to: Dale J. Hikes and Glynis Hendrickson  
3231 260<sup>th</sup> Street, St. Charles, IA 50240

\$ 276,350.00

### WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Don Bieghler, single, and Emily Bieghler, single, (Grantors) do hereby Convey to Dale J. Hikes and Glynis Hendrickson, as joint tenants with full rights of survivorship and not as tenants in common, (Grantees) the following described real estate in Madison County, Iowa:

Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 7.317 acres, as shown in Plat of Survey filed in Book 2001 Page 4794 on October 24, 2001 at 1:26 P.M. in the Office of the Recorder of Madison County, Iowa;

subject to any easements and restrictions of record.



Document or instrument number of previously recorded documents: \_\_\_\_\_

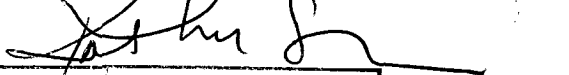
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

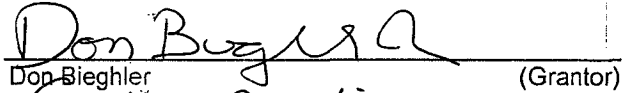
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA, COUNTY OF Polk, ss: Dated: 2-7-12

This instrument was acknowledged before me on 2-7-12, 2012, by

Don Bieghler, single,



  
Don Bieghler (Grantor)

  
Emily Bieghler (Grantor)

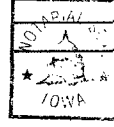
	KATHY ANN SWANSON Notary Public, State of Iowa Commission No. 740327 My Commission Expires April 21, 2012	, Notary Public
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STATE OF IOWA, COUNTY OF Polk, ss:

This instrument was acknowledged before me on 2-7-12, 2012, by

Emily Bieghler, single,



	KATHY ANN SWANSON Notary Public, State of Iowa Commission No. 740327 My Commission Expires April 21, 2012	, Notary Public
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