



Document 2012 621

Book 2012 Page 621 Type 03 001 Pages 3

Date 3/02/2012 Time 10:33 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,967.20

Rev Stamp# 48 DOV# 51

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

**WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

1  
1  
\$1,230,000.<sup>00</sup>

**Preparer Information:** (name, address and phone number)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

**Taxpayer Information:** (name and complete address)

Danny & Sonia Allen, 1966 175th Lane, Winterset, IA 50273

E **Return Document To:** (name and complete address)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

**Grantors:**

Steven D. Queck and

Dara J. Queck

**Grantees:**

Danny J. Allen and

Sonia B. Allen

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

Steven A. Jensen

**WARRANTY DEED**

For the consideration of One (\$1.00) ——— Dollar(s) and other valuable consideration, Steven D. Queck and Dara J. Queck, husband and wife, do hereby Convey to Danny J. Allen and Sonia B. Allen, husband and wife as tenants in common the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of Section Twenty (20), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT: A tract of land in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

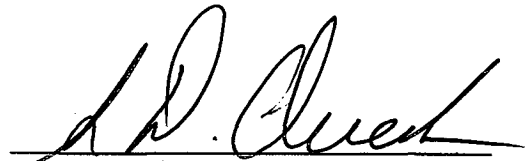


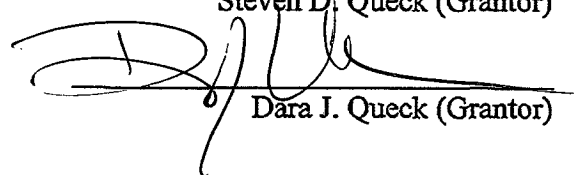
Commencing at the Southeast Corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West 1,304.87 feet along the south line of said Section Twenty (20) to the point of beginning. Thence continuing South 90°00'00" West 518.96 feet along said south line; thence North 01°51'25" East 105.86 feet; thence North 85°02'00" East 78.54 feet; thence North 02°12'05" East 233.98 feet; thence South 87°33'55" East 443.16 feet; thence South 02°31'43" West 327.90 feet to the point of beginning, containing 3.619 Acres including 0.457 Acres of County Road Right of Way, AND EXCEPT Parcel "A" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty (20), containing 10.65 acres as shown in Amended Plat of Survey filed in Book 2004, Page 1811 on April 23, 2004, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey recorded in Book 2006, Page 1701 of the Recorder's Office of Madison County, Iowa. Subject to easements of record.

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.

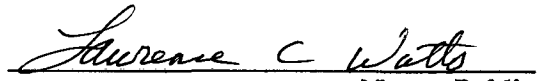
Dated: 2-29-12

  
Steven D. Queck (Grantor)

  
Dara J. Queck (Grantor)

STATE OF IOWA, COUNTY OF Madison, ss:

This instrument was acknowledged before me on 2-29-12, by Steven D. Queck and Dara J. Queck, husband and wife.

  
, Notary Public

