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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION Official Form #101

**Recorder's Cover Sheet** 

Preparer Information: (Name, address and phone number)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone: (515) 222-9900

**Taxpayer Information:** (Name and complete address) Dustin Mueller, 2466 105th Street, Van Meter, IA 50261

Return Document To: (Name and complete address) Dustin Mueller, 2466 105th Street, Van Meter, IA 50261

**Grantors:** 

Mark J. Heppner

Amy Wallerstein-Heppner

**Grantees:** 

**Dustin Mueller** 

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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## **WARRANTY DEED**

Dustin Mueller  following described real estate in Madison County, lowa A parcel of land in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Sect Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Print Madison County, Iowa, more particularly described as follows: Commencing at the of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) Nor Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00 feet along the North line of said Southeast Quarter (1/4) to the point of beginning. North 90°00'00: East 555.07 feet along said North line; thence South 01°07'27" East thence South 87°33'42" West 559.02 feet; thence North 00°27'03" West 332.25 feet beginning. Said parcel contains 4.096 Acres including .419 Acres of County Road R  Grantors do Hereby Covenant with grantees, and successors in interest, that grantor estate by title in fee simple; that they have good and lawful authority to sell and Convey to real estate is free and clear of all liens and encumbrances except as may be above stated; a Covenant to Warrant and Defend the real estate against the lawful claims of all persons excestated. Each of the undersigned hereby relinquishes all rights of dower, homestead and district to the real estate. Words and phrases herein, including acknowledgment hereof, shall be cosingular or plural number, and as masculine or feminine gender, according to the context.  Dated: 10/2  Mark J. Hepphor (Grantor)  STATE OF MICHIGAN COUNTY OF MICHIGAN Amy Wallerstein-Heppr	luable consideration,
following described real estate in Madison County, lowa A parcel of land in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Sect Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Print Madison County, Iowa, more particularly described as follows: Commencing at the of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) Nor Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°C Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°C Twenty-seven (27) West of Said Southeast Quarter (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of beginning. The North 90°C Twenty Problem (1/4) to the point of the Sth Print 90°C Twenty (1/4) to the point of beginning (1/4) to the point of	do hereby Convey to
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STATE OF MICHIGAN, COUNTY OF LIVING This instrument was acknowledged before me on 10/12/2 , the Heppner and Amy Wallerstein-Heppner, husband and wife  Seth Tabaka  Notary Public, Livingston County, MI	onstrued as in the  2/12  15-Hapur  ner (Grantor)
This instrument was acknowledged before me on 10/12/3612  Heppner and Amy Wallerstein-Heppner, husband and wife  Seth Tabaka  Notary Public, Livingston County, MI	(Grantor)
PUBLIC 5	by <u>Mark J.</u> , Notary Public
e Iowa State Bar Association 2007	Warranty Do
WADOCS®	Revised January 2

STATE OF Michigan This instrument was acknown  APPres (Amy  Seth Tabaka  Notary Public, Livingston Co  My Commission Expires Aug.	COUNTY OF Living whedged before me on 10/23/ WallerString - 14/ Dunty, MI 25, 2014	orden 2012 All A	, by Mc LC J	W. C.
STATE OFThis instrument was acknow	, COUNTY OF wledged before me on			CONT
STATE OF	, COUNTY OF wledged before me on		, Notary Public	
			, Notary Public	