



Document 2012 3302

Book 2012 Page 3302 Type 03 001 Pages 3
Date 11/01/2012 Time 2:56 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$335.20
Rev Stamp# 340 DOV# 358

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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

\$210,000

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:



WARRANTY DEED

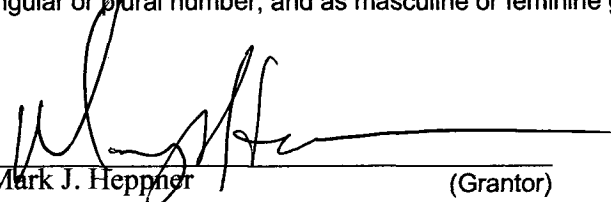
For the consideration of One Dollar(s) and other valuable consideration,
Mark J. Heppner and Amy Wallerstein-Heppner, husband and wife

Dustin Mueller do hereby Convey to

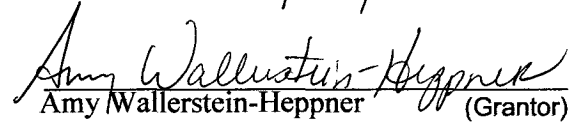
the
following described real estate in Madison County, Iowa:

A parcel of land in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 690.80 feet along the North line of said Southeast Quarter (1/4) to the point of beginning. Thence continuing North 90°00'00: East 555.07 feet along said North line; thence South 01°07'27" East 308.52 feet ; thence South 87°33'42" West 559.02 feet; thence North 00°27'03" West 332.25 feet to the point of beginning. Said parcel contains 4.096 Acres including .419 Acres of 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.


Mark J. Heppner (Grantor)

Dated: 10/22/12

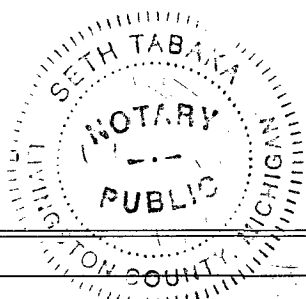

Amy Wallerstein-Heppner (Grantor)

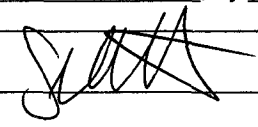
(Grantor)

(Grantor)

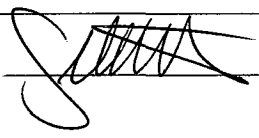
STATE OF MICHIGAN, COUNTY OF Livingston
This instrument was acknowledged before me on 10/22/2012, by Mark J. Heppner and Amy Wallerstein-Heppner, husband and wife

Seth Tabaka
Notary Public, Livingston County, MI
My Commission Expires Aug. 25, 2014

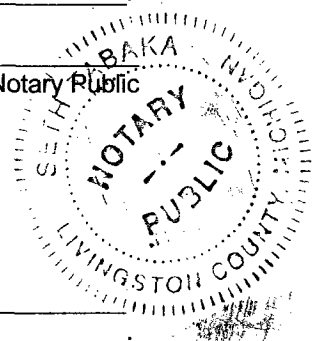



_____, Notary Public

STATE OF Michigan, COUNTY OF Livingston
This instrument was acknowledged before me on 10/22/2012, by Mark J
Heppner & Amy Wallerstein-Heppner



_____, Notary Public



Seth Tabaka
Notary Public, Livingston County, MI
My Commission Expires Aug. 25, 2014

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

_____, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

_____, Notary Public