



Document 2012 3740

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Date 12/11/2012 Time 12:02 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$141.60

Rev Stamp# 374 DOV# 396

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$ 89,000.00

### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

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

Jeffrey G. Flagg, Attorney, Colony Park Building, 3737 Woodland Avenue, Suite 405,  
West Des Moines, Iowa 50266 515/243-5244

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

Casey J. Dickinson, 3059 200th Trail, Prole, Iowa 50229

**Return Document To:** (Name and complete address)

Jeffrey G. Flagg, Attorney, Colony Park Building, 3737 Woodland Avenue, Suite 405,  
West Des Moines, Iowa 50266 515/243-5244

**Grantors:**

TROY WENCK  
GEORGIA K. WENCK

**Grantees:**

Casey J. Dickinson

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Troy Wenck and Georgia K. Wenck, husband and wife  
do hereby Convey to  
Casey J. Dickinson  
the  
following described real estate in Madison County, Iowa:

See Legal Description attached hereto.

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: 12-3-12

Troy Wenck  
TROY WENCK (Grantor)

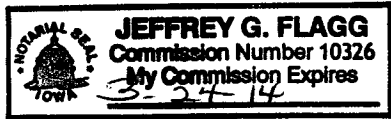
Georgia K. Wenck  
GEORGIA K. WENCK (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on 12-3-12, by TROY WENCK and GEORGIA K. WENCK, HUSBAND AND WIFE

[Signature], Notary Public



## LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty - one (21), in Township Seventy - six (76) North, Range Twenty - six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty - one (21), running thence North along the east line of said 40 acre tract 732 feet, thence West 211 feet, thence Southeasterly 732 feet to a point on the South line of said 40 acre tract which is 207 feet West of the point of beginning, thence East 207 feet to the point of beginning, EXCEPT any part of the public highway that lies therein.

