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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Geraldine Lenocker
1428 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ted R. Lenocker
Geraldine Lenocker

Grantees:

Geraldine Lenocker Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)-----
Dollar(s) and other valuable consideration,
Ted R. Lenocker and Geraldine Lenocker, husband and wife,

do hereby Convey to
Geraldine Lenocker as Trustee of the GERALDINE LENOCKER TRUST dated June 3, 2013

the following described real estate in Madison County, Iowa:

Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 MADISON

Dated: June 3, 2013

This instrument was acknowledged before
me on June 3, 2013 by
Ted R. Lenocker
Geraldine Lenocker

Ted R. Lenocker
Ted R. Lenocker (Grantor)

Geraldine Lenocker
Geraldine Lenocker (Grantor)

Samuel H. Braland, Notary Public

Samuel H. Braland (Grantor)
January 10, 2014
IOWA NOTARIAL SEAL (Grantor)

(This form of acknowledgment for individual grantor(s) only)

Exhibit "A"

The East One-half of the Southwest Quarter ($E\frac{1}{2} SW\frac{1}{4}$) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter ($NW\frac{1}{4}$) of Section 28, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

AND

Parcel "F" in the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4} SW\frac{1}{4}$) of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.37 acres, as shown in plat of survey filed in Book 2011, Page 953 on April 14, 2011, in the Office of the Recorder of Madison County, Iowa.

AND

An undivided one-half interest in and to:

The Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4} SW\frac{1}{4}$) of Section 13, except 5 acres, described as follows: Commencing at the Southeast corner of said 40-acre tract, running thence North 11.43 rods, thence West 70 rods, thence South 11.43 rods, thence East 70 rods to the place of beginning; and also West five (5) acres of the Southwest Quarter of the Southwest Quarter ($SW\frac{1}{4} SW\frac{1}{4}$) of Section 13, and the West One-half of the Southeast Quarter of the Northeast Quarter ($W\frac{1}{2} SE\frac{1}{4} NE\frac{1}{4}$) of Section 14, and a tract of land described as follows: Commencing at the Southwest corner of the East One-half of the Southeast Quarter of the Northeast Quarter ($E\frac{1}{2} SE\frac{1}{4} NE\frac{1}{4}$) of Section 14, running thence North to a point 17 rods and $9\frac{1}{2}$ feet South of the Northwest corner of said 20-acre tract, thence in a southeasterly direction on a straight line to a point which is $16\frac{1}{2}$ rods east of the Northwest corner of said East One-half of the Southeast Quarter of the Northeast Quarter ($E\frac{1}{2} SE\frac{1}{4} NE\frac{1}{4}$) of Section 14 and $37\frac{2}{3}$ rods South of the North line thereof thence in southeasterly direction on a straight line to a point which is $13\frac{2}{3}$ rods West of the Northeast corner of the last described 20-acre tract and 40 rods and $3\frac{1}{2}$ feet South of the North line thereof, thence in a southeasterly direction on a straight line to a point which is 41 rods and $2\frac{1}{2}$ feet South of the Northeast corner of the last described 20-acre tract, thence in a northeasterly direction on a straight line to a point which is 12 rods east of the Northwest corner of the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4} NW\frac{1}{4}$) of Section 13, and 41 rods and 6 inches South of the North line thereof, thence in a northeasterly direction on a straight line to a point which is 40 rods east of the Northwest corner of the last described 40-acre tract and $33\frac{2}{3}$ rods South of the North line thereof, thence in a northeasterly direction on a straight line to a point which is 13 rods West of the Northeast corner of the last described 40-acre tract and $21\frac{1}{2}$ rods South of the North line thereof, thence in a northeasterly direction on a straight line to a point which is 20 rods South of the Northeast corner of the last described 40-acre tract, thence South to the Southeast corner of said last described 40-acre tract, thence West to the place of beginning; all in Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing in all $96\frac{1}{2}$ acres, more or less.