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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)

Ted R. 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:**

Ted R. 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  
Ted R. Lenocker as Trustee of the TED R. 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)

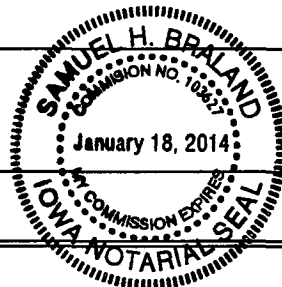
Geraldine Lenocker  
Geraldine Lenocker (Grantor)

Samuel H. Braland, Notary Public

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

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

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



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

### Exhibit "A"

A tract of land described as follows, to-wit: Commencing at a point 1,165.1 feet East of the South Quarter (S<sup>1</sup>/<sub>4</sub>) corner of Section 27, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence continuing East 1,252.59 feet, thence North 0°06'49" West 237.19 feet along a property line fence, thence South 88°00'36" East 12.40 feet, thence North 00°45'04" West 411.1 feet along a property line fence, thence North 89°50'34" West 1,295.17 feet along the North line of the South One-half of the South One-half of the Southeast Quarter (S<sup>1</sup>/<sub>2</sub> S<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub>) of said Section 27, thence South 03°10'4" East 652.37 feet to the point of beginning, containing 19.03 acres including 1.04 acres of county road right of way.

AND

The Northwest Quarter of the Northeast Quarter (NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>) and the South One-half of the Northeast Quarter (S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>) of Section 7, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND

The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) Section 20, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa., EXCEPT a parcel of land beginning 732.7 feet North 0°00' East of the Southwest corner of Section 20, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence continuing North 0°00' East 346.0 feet, thence North 87°47<sup>1</sup>/<sub>2</sub>' East 377.9 feet, thence South 0°00' West 346.0 feet, thence South 87°47<sup>1</sup>/<sub>2</sub>' West 377.9 feet to the Point of Beginning, containing 3.00 acres including 0.30 acres of county roadway, and hereafter called Lot "A" of the Southwest Quarter of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) of Section 20, Township 77 North, Range 29 West.

AND

The South One-half of the Northeast Quarter (S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>) of Section 28, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, except beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter (SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>) of Section 28, thence South 100 feet, thence West 435.6 feet, thence North 100 feet, thence East 435.6 feet to the point of beginning, containing one acre, more or less (includes present road width).

AND

#### **An undivided one-half interest in and to:**

The North One-half (N<sup>1</sup>/<sub>2</sub>) of Section 29, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa.