



Document 2014 300

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



# 132,000.00

### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

Recorder's Cover Sheet

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

Susan J. Ugulini, 105 Main St. SE, Bondurant, IA 50035, Phone: (515) 967-1769

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

David and Stacey Falke, 2467 Saint Charles Rd., Winterset, IA 50273

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

Susan J. Ugulini, 105 Main St. SE, Bondurant, IA 50035, Phone: (515) 967-1769

**Grantors:**

Susan Kay Mrzena

**Grantees:**

David Falke  
Stacey Falke

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Susan Kay Mrzena, single

do hereby Convey to  
David Falke and Stacey Falke, husband and wife

as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real  
estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Nine  
(9) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison  
County, Iowa, containing 5.042 acres, as shown in Plat of Survey filed in Book 2, Page 107 on April  
19, 1988, in the Office of the Recorder of Madison County, Iowa.



This parcel is also described by the legal description shown on attached Exhibit "A".

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: 2/4/14

Susan Kay Mrzena  
Susan Kay Mrzena (Grantor)

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

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

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

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on 2/4/14, by Susan Kay  
Mrzena, a single person



Charity Kline  
Notary Public

## EXHIBIT "A"

### Legal Description:

A parcel of land located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Nine (9) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter ( $\frac{1}{4}$ ) corner of Section Nine (9) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence along the South line of said Section Nine (9); South  $90^{\circ}00'00''$  East 731.94 feet to the Point of Beginning, thence North  $00^{\circ}01'46''$  East 363.18 feet, thence North  $89^{\circ}15'03''$  East 598.04 feet to the East line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Nine (9), thence along said East line, South  $00^{\circ}03'24''$  East 371.00 feet to the South line of said Section Nine (9), thence along said South line, North  $90^{\circ}00'00''$  West 598.55 feet to the Point of Beginning, said parcel of land contains 5.042 acres including 0.683 acres in county road right of way,