



Document 2014 654

Book 2014 Page 654 Type 03 001 Pages 3

Date 3/24/2014 Time 10:43 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$220.80

Rev Stamp# 84 DOV# 94

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

$\frac{1}{2} \times 3$
\$138,500

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

Gary & Debbie Heck, 6640 Tanager Lane, Eden Prairie, MN 55346

E ✓ Return Document To: (name and complete address)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Ty Mapes and

Marsha Mapes

Grantees:

Gary A. Heck and Debbie L. Heck

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, Ty Mapes and Marsha Mapes, husband and wife, do hereby Convey to Gary A. Heck and Debbie L. Heck, 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:

Parcel "N" located in the Southwest Fractional Quarter (SW Fr. ¼) of the Northwest Quarter (NW ¼) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 13.85 acres, as shown in Plat of Survey filed in Book 2014, Page 496 on March 4, 2014, in the Office of the Recorder of Madison County, Iowa.




Subject to an access easement across Parcel "N" for the property South of Parcel "N" as shown on the enlarged detail on the Plat of Survey filed in Book 2014, Page 496 on March 4, 2014 in the Office of the Recorder of Madison County, Iowa, which easement is more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa thence South 00°07'56" West 585.14 feet to the Point of Beginning thence continuing South 00°07'56" West 16.66 feet; thence South 79°10'25" East 102.53 feet to the Highway right-of-way; thence continuing South 79°10'25" East 50.00 feet; thence North 48°21'48" West 67.85 feet to a point on the Highway right-of-way; thence North 89°52'04" West 99.07 feet to the Point of Beginning.


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: 3 21, 2014.



Ty Mapes (Grantor)



Marsha Mapes (Grantor)

STATE OF IOWA, COUNTY OF Madison

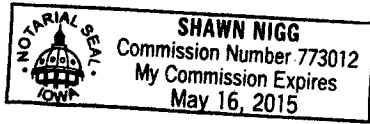
This record was acknowledged before me this 21st day of March, 2014
by Ty Mapes.



Shawn Nigg
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 21st day of March, 2014
by Marsha Mapes.



Shawn Nigg
Signature of Notary Public