



Document 2014 754

Book 2014 Page 754 Type 03 001 Pages 2

Date 4/03/2014 Time 10:37 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$607.20

Rev Stamp# 98 DOV# 107

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

\$380,000

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:

Frederick H. Clausen

Grantees:

Geraldine Lenocker Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Eighty Thousand and no/100 (\$380,000.00)
Dollar(s) and other valuable consideration,
FREDERICK H. CLAUSEN, a single person,

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:

An undivided one-half interest in and to:

The West One-Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, 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 DALLAS

Dated: March 29, 2014

This instrument was acknowledged before
me on March 29, 2014 by
Frederick H. Clausen

Frederick H. Clausen
Frederick H. Clausen (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public

(Grantor)

(Grantor)

(Grantor)



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