



Document 2014 755

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Date 4/03/2014 Time 10:38 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$607.20

Rev Stamp# 99 DOV# 108

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013 DuWayne J. Dalen FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Finneseth, Dalen & Powell, PLC, 1401 Willis Avenue, PO Box 487, Perry, IA 50220, (515) 465-4641

Preparer: Finneseth, Dalen & Powell, PLC, 1401 Willis Avenue, PO Box 487, Perry, IA 50220, (515) 465-4641

Taxpayer: Geraldine Lenocker, 1428 Cottonwood Avenue, Dexter, IA 50070



\$380,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Mary Joan Blaisdell, 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 1/2 SW 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.

Dated: March 31, 2014

Mary Joan Blaisdell by Harvey D. Blaisdell, Attorney-in-Fact (Grantor) (Grantor)

Harvey D. Blaisdell, Attorney-in-Fact STATE OF IOWA COUNTY OF DALLAS

This record was acknowledged before me this 31 day of March 2014, by Harvey D. Blaisdell as Attorney-in-Fact for Mary Joan Blaisdell



Signature of Notary Public

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

Sam Braland, 115 E. First St., PO Box 370, Earlham, IA 50072