



Document 2014 1693

Book 2014 Page 1693 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$703.20

Rev Stamp# 229 DOV# 237

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$440,000

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Marcus F. Abels
604 Locust Street, Suite 222
Des Moines, IA 50309
Phone: (515) 288-5000

1
2

Taxpayer Information: (Name and complete address)

Settlers Trail, L.L.C.
c/o Wetsch, Abbott & Osborn, PLC
974 73rd Street, Suite 20
Windsor Heights, IA 50324

Return Document To: (Name and complete address)

Settlers Trail, L.L.C.
c/o Wetsch, Abbott & Osborn, PLC
974 73rd Street, Suite 20
Windsor Heights, IA 50324

Grantors:

Peter S. DeLanoit and Heidi L. DeLanoit

Grantees:

Settlers Trail, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Peter S. DeLanoit and Heidi L. DeLanoit, husband and wife,
do hereby Convey to Settlers Trail, L.L.C., an Iowa limited liability company
the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Seven (7), and the West 27 1/4 acres of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eight (8), and the following described tract of land, to-wit: Commencing at the Southwest corner of the Northwest Quarter (1/4) of Section Eight (8), and running thence North 8 rods, thence East 54 1/2 rods, thence South 8 rods, thence West 54 1/2 rods to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 110 acres more or less, except Parcel "A", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.205 acres, as shown in Plat of Survey filed in Book 3, Page 566 on May 3, 2000, in the Office of the Recorder of Madison County, Iowa, subject to easements and restrictions of record



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: July 10, 2014

Peter S. DeLanoit
Peter S. DeLanoit

(Grantor)

Heidi L. DeLanoit
Heidi L. DeLanoit

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 10th day of July, 2014, by Peter S. DeLanoit and Heidi L. DeLanoit, husband and wife

Daniella Gruwell
Signature of Notary Public

