



Document 2014 3101

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Date 12/10/2014 Time 12:26 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

Rev Stamp# 436 DOV# 469

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$399,977.00

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, Phone: (641) 743-2800

Taxpayer Information: (Name and complete address)

Galen M. and Trudy A. Trucks, 2823 Oakcrest Avenue, Peru, Iowa 50222

Return Document To: (Name and complete address)

Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, Phone: (641) 743-2800

Grantors:

Billy Wayne Rhoads

Grantees:

Galen M. Trucks

Trudy A. Trucks

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,
Billy Wayne Rhoads, single

do hereby Convey to
Galen M. Trucks and Trudy A. Trucks, 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:

The South Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-five
(75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the South
594.6 feet of the West 225 feet thereof, AND EXCEPT Parcel "A" located therein, containing 10.88
acres, as shown in Plat of Survey filed in Book 2012, Page 3911 on December 26, 2012, in the Office
of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located therein, containing 0.59
acres, as shown in Plat of Survey filed in Book 2014, Page 2638 on October 21, 2014, in the Office of
the Recorder of 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: 12/5/14

Billy Wayne Rhoads
Billy Wayne Rhoads (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 5th day of December, 2014, by

Billy Wayne Rhoads

Jon Peterson
Signature of Notary Public

