



INDX ✓

ANNO

SCAN

CHEK

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Andrew C. Sigerson, P.C., L.L.O
13750 Millard Avenue, Suite 200
Omaha, NE 68137
(402) 505-5400

TAX STATEMENT TO:

Joseph & Carol Menke, Trustees
PO Box 3
Earlham, IA 50072

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration JOSEPH E. MENKE and CAROL S. MENKE, husband and wife, GRANTOR(S), hereby convey to CAROL S. MENKE and JOSEPH E. MENKE, Trustees, or their successors in trust, under the CAROL S. MENKE LIVING TRUST, dated March 31, 2015, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

A parcel of land described as follows: Beginning at the Southeast corner of Section Twelve (12), in Township Seventy-Seven (77) North, Range Twenty-Nine (29), West of the 5th P.M., Madison County, Iowa, thence West 944.60 feet, thence N10°24'48"E 462.54 feet, thence N73°19'00"E 62.59 feet, thence N36°19'35"E 190.37 feet, thence N05°43'52"E 616.57 feet, thence N89°46'06"E 279.42 feet, thence N00°47'09"E 530.02 feet, thence N88°55'30"E 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, S00°09'28"W 1777.33 feet to the Point of Beginning, containing 25.97 acres, more or less, including County roads, and 23.29 acres, more or less excluding county road; EXCEPTING therefrom a tract of land described as follows:

Commencing at the Southeast corner of said Section Twelve (12), thence along the East line of the Southeast Quarter (1/4) of said Section, N00°09'28"E 935.81 feet to the point of beginning, thence N86°02'43"W 342.68 feet, thence N00°33'14"E 222.46 feet, thence N87°56'39"W 9.76 feet, thence N00°23'27"W 58.64 feet, thence N00°47'09"E 530.02 feet, thence N88°55'30"E 344.96 feet to the East line of said Southeast Quarter (1/4) (also being the centerline of County Highway P-57), thence along said East line, S00°09'28"W 841.52 feet to the point of beginning, containing 6.57 acres, more or less, including county road right-of-way.

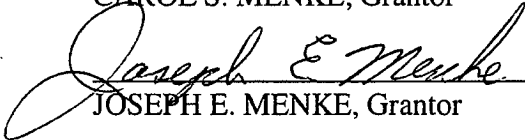
**EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration**

GRANTOR(S) 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 31st day of March, 2015.



CAROL S. MENKE, Grantor




JOSEPH E. MENKE, Grantor

STATE OF IOWA)
) ss.
COUNTY OF DALLAS)

On this 24th day of November, 2014, before me, the undersigned Notary Public in and for said State, personally appeared CAROL S. MENKE and JOSEPH E. MENKE to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.



Notary Public

