



Document 2015 3340

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**COURT OFFICER DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. P201  
**Recorder's Cover Sheet**

**Preparer Information: (Name, address and phone number)**

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067  
Phone: (515) 462-4912

**Taxpayer Information: (Name and complete address)**

Lanny L. Wenck, 2498 Carver Road, Winterset, IA 50273

**Return Document To: (Name and complete address)**

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Estate of Sandra L. Wenck

**Grantees:**

Lanny L. Wenck  
a/k/a Lanny Wenck

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF  
SANDRA L. WENCK

now pending in the Iowa District Court in and for MADISON County.

PROBATE No. ESPR012745

Pursuant to the authority and power vested in the undersigned, and in consideration of Estate Distribution Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Lanny L. Wenck, a/k/a Lanny Wenck,

the following described real estate in Madison County, Iowa:

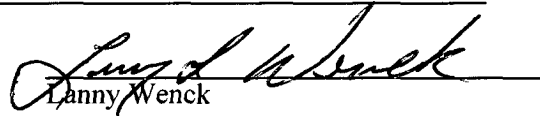
For Legal Description see Exhibit "A" attached hereto and incorporated herein by this reference.

This Deed is a distribution of property to the Devisee under the Decedent's Last Will and Testament and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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

Dated: October 29, 2015

By \_\_\_\_\_ Title \_\_\_\_\_

  
Lanny Wenck

By \_\_\_\_\_ Title \_\_\_\_\_

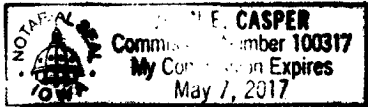
As \_\_\_\_\_ \*in the  
above entitled estate or cause.

As Executor \*in the  
above entitled estate or cause.

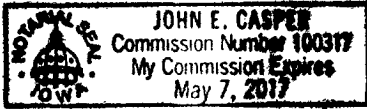
\*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

**ACKNOWLEDGMENT FOR INDIVIDUALS**

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me this 29th day of October, 2015,  
by Lanny Wenck  
as Executor  
of the Estate of Sandra L. Wenck



*[Handwritten Signature]*  
Signature of Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**ACKNOWLEDGMENT FOR CORPORATIONS**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_  
on behalf of said corporation as fiduciary

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_  
on behalf of said corporation as fiduciary

\_\_\_\_\_  
Signature of Notary Public

EXHIBIT "A"

- A. Lot Five (5) in Block One (1) of Lindsey's Addition to the City of Winterset, Madison County, Iowa.

The Grantor further conveys to the Grantee any and all right, title and interest of the Grantor in and to a Real Estate Installment Sales Contract between Lanny L. Wenck, Seller; and, Tyler Lee Houg, Buyer, which Contract is dated August 30, 2013 and filed for record on May 8, 2015 in the Office of the County Recorder of Madison County, Iowa in Book 2015 at Page 1193.

- B. The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), and all that part of a tract described as commencing at the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fourteen (14) and running thence East 30 rods, thence South 46 rods, thence West 30 rods, thence North 46 rods to the point of beginning; which lies North of Middle River, all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The Grantor further conveys to the Grantee any and all right, title and interest of the Grantor in and to a Real Estate Installment Sales Contract between Lanny L. Wenck, Seller; and William B. Moothart, Buyer, which Contract is dated August 23, 2014 and filed for record on May 8, 2015 in the Office of the County Recorder of Madison County, Iowa in Book 2015 at Page 1194.

- C. Parcel "A" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 2008, Page 3000 on October 8, 2008, in the Office of the Recorder of Madison County, Iowa.

The Grantor further conveys to the Grantee any and all right, title and interest of the Grantor in and to a Real Estate Installment Sales Contract between Lanny L. Wenck and Sandra L. Wenck, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, Sellers; and, Tony R. Lee and Cindi G. Grandstaff Lee, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, Buyers, which Contract is dated November 30, 2012 and filed for record on December 5, 2012 in the Office of the County Recorder of Madison County, Iowa in Book 2012 at Page 3661.

- D. The East 12 acres of Lot One (1) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

- E. All of Lots Seven (7) and Eight (8) and the West 18 feet of Lot Six (6) and the East 38 feet of Lot Nine (9) of M. C. Leinard's Addition (also known as Leinard's Addition) to the City of Winterset, Iowa.
- F. Parcel "C" located in the Southeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 90.62 acres, as shown in Amended Plat of Survey filed in Book 2014, Page 888 on April 16, 2014, in the Office of the Recorder of Madison County, Iowa, EXCEPT The Kid's Addition, located therein, containing 32.65 acres, as shown in Plat of Survey filed in Book 2014, Page 2242 on September 9, 2014, in the Office of the Recorder of Madison County, Iowa; AND Lot 2 of The Kid's Addition, located in the Southeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.
- G. A tract of land located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, used for school, and more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section One (1), running thence West 7 rods, thence North 15 rods, thence East 7 rods, thence South 15 rods to the place of beginning, reserving a strip of land 20 feet wide off the South end thereof for a public highway or road.
- H. The Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10); AND the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15), ALL in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15), containing 10.001 acres, as shown in Plat of Survey filed in Book 2002, Page 763 on February 13, 2002, in the Office of the Recorder of Madison County, Iowa.
- I. The Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and Parcel "D" in the Southeast Quarter ( $\frac{1}{4}$ ) all in Section Fifteen (15), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 84.58 acres, as shown in Plat of Survey filed in Book 2006, Page 5236 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa.