



Document 2016 3028

Book 2016 Page 3028 Type 03 001 Pages 2
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Rev Transfer Tax \$95.20
Rev Stamp# 402

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

\$60,000

Preparer Information: (Name, address and phone number)

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

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Taxpayer Information: (Name and complete address)

William B. Moothart, 30661 N. Avenue, Adel, IA 50003

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Lanny L. Wenck

Grantees:

William B. Moothart

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A

Return To: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

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

Taxpayer: William B. Moothart, 30661 N. Avenue, Adel, IA 50003



WARRANTY DEED

For the consideration of \$60,000.00-----Dollar(s) and other valuable consideration,
Lanny L. Wenck, a Single Person,

_____ do hereby
Convey to William B. Moothart,

_____ the
following described real estate in MADISON County, Iowa:

Parcel "G" located in the North Half (1/2) 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, containing 10.10 acres, as shown in Plat of Survey filed in Book 2014, Page 2061 on August 19, 2014, in the Office of the Recorder of Madison County, Iowa.



This Deed is in fulfillment of a Real Estate Contract dated August 23, 2014 and filed for record on May 8, 2015 in the Office of the Recorder of Madison County, Iowa in Book 2015 at Page 1194.

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.

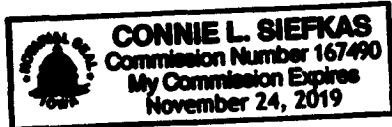
Dated: October 7, 2016

Lanny L. Wenck (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 7th day of October, 2016, by Lanny L. Wenck



Connie L. Siefkas
Signature of Notary Public