



Document 2017 2132

Book 2017 Page 2132 Type 03 001 Pages 3
Date 7/10/2017 Time 11:43:05AM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$279.20 ANNO
Rev Stamp# 286 DOV# 293 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

LIN36635

\$175,000

Preparer Information: (name, address and phone number)

Christopher S. Talcott, 215 10th Street, Suite 1300, Des Moines, Iowa 50309, (515) 288-2500

Taxpayer Information: (name and complete address)

Andrew and Hannah Rorebeck, 2362 Walnut Trail, St. Charles, IA 50240

Return Document To: (name and complete address)

✓ Christopher S. Talcott, 215 10th St. Suite 1300, Des Moines, IA 50309

Grantor:

Legacy Bank

Grantees:

Andrew Rorebeck and Hannah Rorebeck

Legal Description: See Page 2

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

SPECIAL WARRANTY DEED

For the consideration of One and 00/100 Dollar(s) and other valuable consideration, Legacy Bank, a banking corporation organized and existing under the laws of the State of Iowa ("Grantor"), does hereby Convey to Andrew Rorebeck and Hannah Rorebeck, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common ("Grantee") the following described real estate in Madison County, Iowa:

See legal description set forth on Exhibit A

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

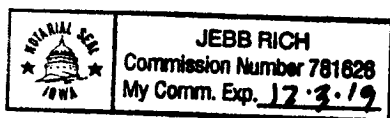
Dated: 7/5/17

LEGACY BANK,
an Iowa banking Corporation

By: Brian T. Chittenden
Brian T. Chittenden, President

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 5th, 2017, by Brian T. Chittenden, as President of Legacy Bank.



Jebb Rich
Notary Public in and for said State
My commission expires: 12-3-19

EXHIBIT A
Legal Description of Property

A tract of land commencing at the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of section Twelve (12), in Township Seventy-Five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said Northeast Quarter (1/4) of Southeast Quarter (1/4) 926.8 feet to the centerline of a county road, thence North 42°25' East along said centerline 601.5 feet to the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 83°51' East 228.5 feet along said North line, thence South 1,322 feet to the South line of said Northeast Quarter (1/4), thence South 83°23' West 637.1 feet along said South line to the point of beginning, containing 17.3809 acres, including 0.4750 acres of County road right-of-way.

locally known as 2362 Walnut Trail, St. Charles, IA 50240