



Document 2019 674

Book 2019 Page 674 Type 03 001 Pages 2
Date 2/28/2019 Time 10:35:20AM
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

Taxpayer Information: (name and complete address)

Stanley G. & Denise L. Herrick, 2305 190th Street, Greenfield, IA 50849

Return Document To: (name and complete address)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849

Grantors:

Stanley G. Herrick
Denise L. Herrick

Grantees:

Stanley G. Herrick and Denise L. Herrick Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One (\$1.00) ----- Dollar(s) and other valuable consideration, Stanley G. Herrick and Denise L. Herrick, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common do hereby Convey to Stanley G. Herrick and Denise L. Herrick Trust the following described real estate in Madison County, Iowa:

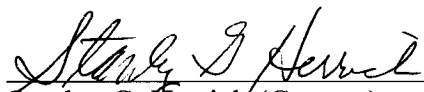
A 3/8 undivided interest in the Northeast Quarter (NE¹/₄) and the Northwest Fractional Quarter (NW¹/₄), and the North Half (N¹/₂) of the Southeast Quarter (SE¹/₄) and the North 57.81 acres of the Southwest Fractional Quarter (SW¹/₄) and the West Half (W¹/₂) of the South Half (S¹/₂) of the Southwest Fractional Quarter (SW¹/₄) and the West Half (W¹/₂) of the South 16 acres of the North Half (N¹/₂) of the Southwest Fractional Quarter (SW¹/₄) all of Section Eighteen (18) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" of the Northwest Quarter (NW¹/₄) of said Section Eighteen (18), containing 4.61 acres, as shown in Plat of Survey filed in Book 3 Page 628 on September 13, 2000 in the Office of the Madison County Recorder and EXCEPT Parcel "B" in the Southwest Fractional Quarter of the Northwest Quarter of Section 18, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa per Plat of Survey filed October 5, 2005 in Book 2005 Page 4808 in the office of the Madison County Recorder.

This deed is exempt according to Iowa Code 428A.2(21).


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: 26 day of February, 2019.



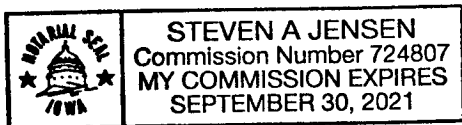
Stanley G. Herrick (Grantor)



Denise L. Herrick (Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on 26 day of February, 2019, by Stanley G. Herrick and Denise L. Herrick.





Signature of Notary Public