



Document 2020 2084

Book 2020 Page 2084 Type 03 001 Pages 2

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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

AL ✓

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: Book 2019 Page 674

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 (NE¼) and the Northwest Fractional Quarter (NWfr¼), and the North Half (N½) of the Southeast Quarter (SE¼) and the North 57.81 acres of the Southwest Fractional Quarter (SWfr¼) and the West Half (W½) of the South Half (S½) of the Southwest Fractional Quarter (SWfr¼) and the West Half (W½) of the South 16 acres of the North Half (N½) of the Southwest Fractional Quarter (SWfr¼) 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 (NW¼) 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" located in the North Half (½) of the Fractional Northwest Quarter (¼) and part of the Northeast Quarter (¼) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 100.94 acres, as shown in Plat of Survey filed in Book 2004, Page 1765 on April 21, 2004, in the office of the Madison County Recorder.

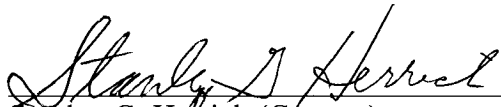
This deed is given to correct Warranty Deed dated February 26, 2019 and filed February 28, 2019 in Book 2019 Page 674.

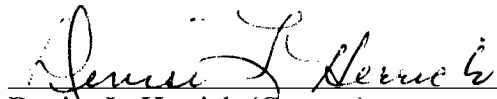
This deed is exempt according to Iowa Code 428A.2(21).

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.

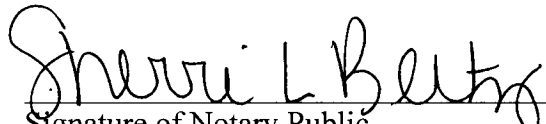
Dated: 12th day of June, 2020.


Stanley G. Herrick (Grantor)


Denise L. Herrick (Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on 12th day of June, 2020, by Stanley G. Herrick and Denise L. Herrick.


Signature of Notary Public

