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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return Document To and Tax Statement Address: Thomas G. Lensing and Laurie Lensing, 3205 Cedar Bridge Road, Winterset, IA 50273
Preparer Information: Richard J. Howes, 4401 Westown Pkwy., Ste. 302, West Des Moines, IA 50266, (515) 225-9000

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Beth Flander, also known as Mary Elizabeth Flander, a single person, does hereby convey to Thomas G. Lensing and Laurie Lensing, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "Z" located in the Southeast Quarter (¼) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.494 Acres, as shown in Plat of Survey recorded in Book 3 at Page 462 in the Office of the Recorder of Madison County, Iowa.

This deed given in fulfillment of a real estate contract between the above Grantor and Grantees dated September 22, 2011 and recorded in the office of the Recorder of Madison County, Iowa on September 27, 2011 at Book 2011 Page 2556.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that she has 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 grantor Covenants 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: 10/2, 2012.

Regina Robinson DPOA
Beth Flander, by Regina Robinson as her attorney
in fact.

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on October 2, 2012, by Beth Flander,
a single person, by Regina Robinson as her attorney in fact.



Justine J. Halverson, Notary Public