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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**

**Preparer Information:** (Name, address and phone number)

Charles H. Fagen, 502 15th Street, P.O. Box 250, Dallas Center, Iowa 50063

Phone: (515) 992-3728

**Taxpayer Information:** (Name and complete address)

The Jeffrey D. and Sandra M. Reynolds Living Trust, 1975 120th St., Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

Charles H. Fagen, 502 15th Street, P.O. Box 250, Dallas Center, Iowa 50063

**Grantors:**

Jeffrey D. Reynolds  
Sandra M. Reynolds

**Grantees:**

The Jeffrey D. and Sandra M. Reynolds  
Living Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of \_\_\_\_\_ No \_\_\_\_\_ Dollar(s) and other valuable consideration, Jeffrey D. Reynolds and Sandra M. Reynolds, husband and wife \_\_\_\_\_ do hereby Convey to Jeffrey D. Reynolds and Sandra M. Reynolds, Trustees of The Jeffrey D. and Sandra M. Reynolds Living Trust dated August 13, 2019 \_\_\_\_\_ the following described real estate in Madison \_\_\_\_\_ County, Iowa:

A parcel of land in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East Quarter Corner of Section 15, T77N, R28W of the 5th P.M., Madison County, Iowa; thence along the quarter section line, North 90°00'00" West, 1312.42 feet to the point of beginning; thence continuing North 90°00'00" West, 547.48 feet; thence North 01°15'07" West, 242.62 feet; thence South 89°32'01" East, 216.28 feet; thence North 00°00'00", 139.18 feet; thence North 90°00'00" East, 319.71 feet; thence South 02°31'52" East, 380.35 feet to the point of beginning. Said parcel of land contains 4.047 acres, including 0.484 acres of public road right-of-way.

This is a Deed for Estate Planning reasons. 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 on August 13, 2019 \_\_\_\_\_.

Jeffrey D. Reynolds (Grantor)

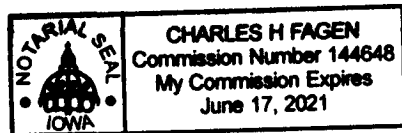
Sandra M. Reynolds (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on August 13, 2019, by Jeffrey D. and Sandra M. Reynolds



Signature of Notary Public