BK: 2019 PG: 3906

Recorded: 12/9/2019 at 12:57:05.0 PM

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County Recording Fee: \$32.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$35.00 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa

PREPARED BY and RETURN TO:

Andrew C. Sigerson Legacy Design Strategies, L.L.C. 9859 S. 168th Avenue Omaha, NE 68136 (402) 505-5400

TAX STATEMENT TO:

Shirley A. Roach, Trustee 503 E. Jefferson Winterset, IA 50273

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, SHIRLEY A. ROACH, a married person, GRANTOR(S), hereby conveys to SHIRLEY A. ROACH, Trustee of the SHIRLEY A. ROACH LIVING TRUST, dated October 1, 2019, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

The West 24 feet of Lot 3, in Block 24 of the Original Town of Winterset, Madison County, Iowa; AND

The South 173 ¼ feet of the West 132 feet and 2 inches of Out Lot Fifteen (15) of East Addition of Out Lots to Winterset, Madison County, Iowa, EXCEPT the South 33 feet thereof for street and except easement for drive way across the West 12 feet thereof; AND

The East 60 feet of Lot 3 in Block 14 of the Original Town Plat of Winterset, Madison County, Iowa; AND

Her undivided one-half (1/2) interest in:

The East Half of the Southwest Quarter (E ½ SW ¼) of Section 28, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; AND the North Half of the Northwest Quarter (N ½ NW ¼) of Section 33, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; AND the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 33, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21) Less than \$500 or No Consideration GRANTOR(S) 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 19 th day of November, 2019.		
		Sherley a. Lovel
		SHIRLEY A. ROACH, Grantor
		Wollin & Road
		WILLIAM J. ROACH, Spouse
STATE OF IOWA)	V
) ss.	
COUNTY OF MADISON)	

On this 19th day of November, 2019, before me, the undersigned Notary Public in and for said State, personally appeared SHIRLEY A. ROACH and WILLIAM J. ROACH to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

MATT MOLETTIERE Commission Number 764679 MY COMMISSION EXPIRES SEPTEMBER 16, 2020

Witness my hand and official seal.

Notary Public