

**BK: 2019 PG: 3906**  
**Recorded: 12/9/2019 at 12:57:05.0 PM**  
**Pages 2**  
**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. 168<sup>th</sup> 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  $\frac{1}{4}$  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  $\frac{1}{2}$  SW  $\frac{1}{4}$ ) of Section 28, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND the North Half of the Northwest Quarter (N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) of Section 33, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND the Southeast Quarter of the Northwest Quarter (SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 33, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

**EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)**  
**Less than \$500 or No Consideration**

