

CONSIDERATION \$449,000

BK: 2019 PG: 4110
Recorded: 12/27/2019 at 9:58:55.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$717.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4637

Mail tax statements and return document to:
The Nichols AMDG Trust, 1869 105th St, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Craig S Black and Ann E Black, a married couple**, do hereby convey unto **The Nichols AMDG Trust**, the following described real estate:

A tract of land located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the East Quarter (1/4) Corner of said Section Four (4), thence West along the South line of the Northeast Quarter (1/4) of said Section Four (4) 933.7 feet to the point of beginning; thence North 00°02' East 450.4 feet; thence West 773.7 feet; thence South 00°02'" West 450.4 feet to the South line of said Northeast Quarter (1/4); thence East 773.7 feet to the point of beginning, containing 7.9999 acres including 0.7104 acres county road right-of-way.

Order No.: MES-89171/BS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

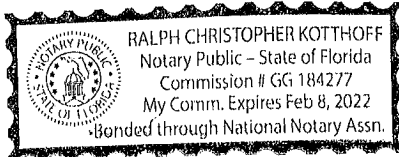
Craig S Black
Craig S Black

Ann E Black
Ann E Black

FLORIDA
STATE OF FLORIDA)
COUNTY OF CHARLOTTE)

SS:

This instrument was acknowledged before me on 12-13 2019 by Craig S Black and Ann E Black, a married couple.



[Signature]
Notary Public in and for said State