

**BK: 2020 PG: 1430**  
**Recorded: 4/29/2020 at 9:50:43.0 AM**  
**Pages 3**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Berneita J. Patience  
105 E. Filmore Street  
Winterset, Iowa 50273

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Berneita J. Patience

**Grantees:**

Berneita J. Patience Trust

**Legal description:** See Page 2

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



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s)
and other valuable consideration, BERNEITA J. PATIENCE, a single person,
do hereby Convey to
Berneita J. Patience as Trustee of the BERNEITA J. PATIENCE TRUST dated April 28, 2020
the following described real estate in
Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard satement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 April 28, 2020.

Berneita J. Patience (handwritten signature)

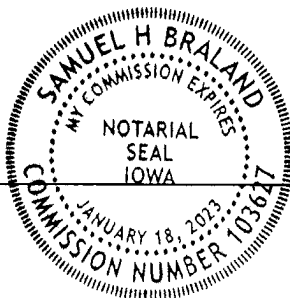
Berneita J. Patience (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on April 28, 2020, by Berneita J. Patience



Signature of Notary Public (handwritten signature)

EXHIBIT "A"

The North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Ten (10), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

Northeast Quarter ( $NE\frac{1}{4}$ ) of Southeast Quarter ( $SE\frac{1}{4}$ ); and Southeast Quarter ( $SE\frac{1}{4}$ ) of Southeast Quarter ( $SE\frac{1}{4}$ ); and East 30.75 acres of Northwest Quarter ( $NW\frac{1}{4}$ ) of Southeast Quarter ( $SE\frac{1}{4}$ ); and, East 30.75 acres of Southwest Quarter ( $SW\frac{1}{4}$ ) of Southeast Quarter ( $SE\frac{1}{4}$ ) all in Section Nine (9) Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa, also described as the East 141 acres of Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Nine (9) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" in the Northeast Quarter of the Southeast Quarter of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 865 of the Recorder's Office of Madison County, Iowa, AND EXCEPT Beginning at the Southeast Corner of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Nine (9) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence North along the East line of said Section 650 feet, thence West 500 feet, thence South parallel with the East line of said Section 650 feet to the South line of said Section, thence East along said South line 500 feet to the point of beginning, except that portion thereof previously conveyed for road purposes.