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Rec Amt \$12.00 Aud Amt \$5.00

INDX  
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SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

EJ

Prepared by/Return To: Martin R. Anderson, Attorney, 36933 High Meadows Lane, Cumming, IA 50061

Telephone: 515-314-1515. Email: MRAatLaw@aol.com

Mail Tax Statements to: Ronald & Amanda Christensen, 1719 Warren Ave. Norwalk, IA 50211-8502

**WARRANTY DEED**

For the consideration of One and No/100 Dollars (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, RONALD L. CHRISTENSEN, JR. and AMANDA L. CHRISTENSEN, husband and wife, as **Grantor**, hereby grant, convey and transfer unto RONALD L. CHRISTENSEN, JR. and AMANDA L. CHRISTENSEN, as Trustees, of the RONALD AND AMANDA CHRISTENSEN REVOCABLE TRUST, DATED MARCH 5, 2020, as **Grantee**, all of Grantor's right, title and interest in the following-described real estate in Madison County, Iowa:

Parcel "C," located in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 12, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 137 on October 6, 1997 in the Office of the Recorder of **Madison County**, Iowa.

**DEED EXEMPT FROM IOWA TRANSFER TAX, EXEMPTION 21**

**Covenants and Warrants.** Grantor does hereby covenant with Grantee, and Grantee's successors in interest, that Grantor holds the real estate by title in fee simple; that Grantee has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above-stated.

**Relinquishment of Dower; Words and Phrases.** 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 the acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

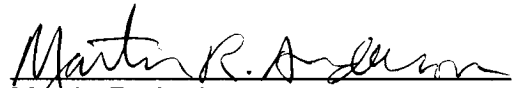
Dated the 5th day of March, 2020.

  
RONALD L. CHRISTENSEN, JR.  
GRANTOR

  
AMANDA L. CHRISTENSEN,  
GRANTOR

STATE OF IOWA            )  
  ) SS:  
COUNTY OF MADISON    )

THIS IS TO CERTIFY that on the 5th day of March, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **RONALD L. CHRISTENSEN, JR.** and **AMANDA L. CHRISTENSEN**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein mentioned.

  
Martin R. Anderson  
Notary Public in and for Iowa  
Commission No. 755075  
Commission Expires 10/10/2020