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Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

57

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 & Jeanette Christensen, 1721 Warren Avenue, Norwalk, IA 50211

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, SR., a/k/a Ronald L. Christensen, and JEANETTE L. CHRISTENSEN, husband and wife, as **Grantor**, hereby grant, convey and transfer unto RONALD L. CHRISTENSEN, SR. and JEANETTE L. CHRISTENSEN, as Trustees, of the RONALD AND JEANETTE 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:

The South one-half of the Northeast fractional Quarter of the Northeast Quarter (S½ NE frl. ¼ NE¼), and the North one-half of the Southeast Quarter of the Northeast Quarter (N½ SE ¼ NE ¼) of Section 12, except Parcel "C," located in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 12, 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, and except that part conveyed or used for road purposes or for public highway, in Township 76 North, Range 26 West of the 5th P.M., 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 stated above.

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
RONALD L. CHRISTENSEN, SR.
GRANTOR

Jeanette L. Christensen
JEANETTE 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, SR.** and **JEANETTE 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
Martin R. Anderson
Notary Public in and for Iowa
Commission No. 755075
Commission Expires 10/10/2020

