

BK: 2020 PG: 830
Recorded: 3/18/2020 at 3:05:17.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by and return to:

Thomas J. Houser, Davis Brown Law Firm, 4201 Westown Pkwy, Ste. 300, West Des Moines, IA 50266, 515-288-2500
Address tax statement to: Robert A. Sterner, Jr. Trust, c/o 1291 Badger Creek Road, Van Meter, Iowa 50261

WARRANTY DEED

For good and valuable consideration, **ROBERT ALLEN STERNER, JR.**, a single person, does hereby convey to **Robert A. Sterner, Jr., as trustee of the ROBERT A. STERNER, JR. TRUST**, dated **March 3, 2020**, all of my right, title and interest in the following described real estate in Madison County, to-wit:

See "EXHIBIT A," attached hereto and incorporated herein.

Value is less than \$500. Exempt from transfer tax and Declaration of Value. See Iowa Code §428A.2(21).

Grantor covenant with Grantee, and their successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 defends the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

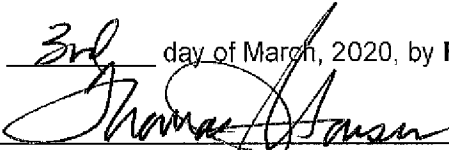
Dated this 3rd day of March, 2020



Robert A. Sterner, Jr., Grantor

State of Iowa, County of Polk, ss:

This instrument was acknowledged before me this 3rd day of March, 2020, by **ROBERT A. STERNER, JR., a single person.**



Notary Public in and for said State

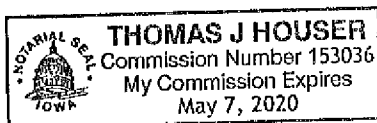


EXHIBIT A

NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¹/₄ NW¹/₄) ; AND

NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¹/₄ NW¹/₄ EX. SE¹/₄ NE¹/₄ NW¹/₄) ; AND

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¹/₄ NE¹/₄ NW¹/₄) ; AND

SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¹/₄ NW¹/₄) ; AND

SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¹/₄ NW¹/₄) ; AND

TWENTY (20) ACRE PARCEL IN THE WEST PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¹/₄ NE¹/₄) ; AND

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¹/₄ SW¹/₄) ; AND

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¹/₄ SW¹/₄) ; AND

NORTHWEST QUARTER OF THE SOUTHEAST (NW¹/₄ SE¹/₄) ; AND

WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W¹/₂ SE¹/₄ SW¹/₄)

ALL IN SECTION TWENTY-FOUR(24) , TOWNSHIP SEVENTY-SEVEN(77) , RANGE TWENTY-SEVEN (27) IN MADISON COUNTY, IOWA.