

BK: 2021 PG: 3538
Recorded: 8/23/2021 at 1:59:02.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Gloria J. Neal
1311 Creamery Road
Dexter, Iowa 50070

Return Document To:

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

Grantors:

Gloria J. Neal

Grantees:

Gloria J. Neal Trust

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **Gloria J. Neal, a single person,** does hereby Convey to: **Gloria J. Neal as Trustee of the GLORIA J. NEAL TRUST dated August 23, 2021,** the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 19, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 3.0 acres as shown in Plat of Survey filed in Book 2016, Page 128, on January 14, 2016 in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement 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: August 23, 2021.

Gloria J. Neal
Gloria J. Neal

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on August 23, 2021 by Gloria J. Neal.

Samuel H. Braland
Notary Public