

BK: 2021 PG: 731
Recorded: 2/23/2021 at 8:37:45.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information:

Harlan D. Hockenberg
2100 Westown Parkway, Suite 210
West Des Moines, IA 50265
Phone: (515) 453-1055

Taxpayer Information:

Dusten L. Gratny
1716 105th Street
Earlham, IA 50072

Return Address

Harlan D. Hockenberg
2100 Westown Parkway, Suite 210
West Des Moines, IA 50265
Phone: (515) 453-1055

Grantors:

Dusten L. Gratny and Kimberly D. Gratny

Grantee:

Dusten L. and Kimberly D. Gratny Revocable Trust

Exemption:

Exemptions Iowa Code 428A.2(21) Deeds in which the consideration is five hundred dollars or less.

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, we, Dusten L. Gratny and Kimberly D. Gratny, do hereby convey to the Dusten L. and Kimberly D. Gratny Revocable Trust the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 7.78 acres, as shown in Plat of Survey filed in Book 2, Page 389 on April 30, 1993, in the Office of the Recorder of Madison County, Iowa.


subject to liens of record, if any.

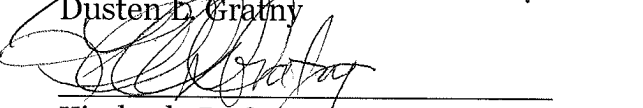
The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantee is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 22nd day of February, 2021.

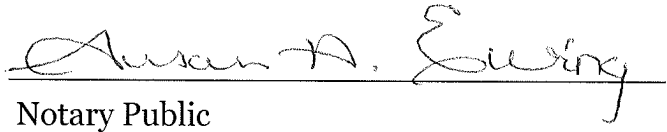


Dusten L. Gratny


Kimberly D. Gratny

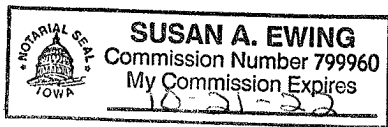
STATE OF IOWA)
) ss:
COUNTY OF POLK)

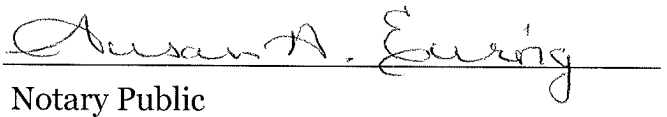
On this 22nd day of February, 2021, before me, the undersigned, a Notary Public for said County, in said State, personally appeared Dusten L. Gratny who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.


Notary Public

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 22nd day of February, 2021, before me, the undersigned, a Notary Public for said County, in said State, personally appeared Kimberly D. Gratny who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.




Notary Public