

BK: 2022 PG: 1403  
Recorded: 5/12/2022 at 3:57:50.0 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

**PREPARED BY and RETURN TO:**

Andrew C. Sigerson  
Legacy Design Strategies, L.L.C.  
9859 S. 168<sup>th</sup> Avenue  
Omaha, NE 68136  
(402) 505-5400

**TAX STATEMENT TO:**

Janet & Larry Adair, Trustees  
3227 St. Charles Road  
St. Charles, IA 50240

**WARRANTY DEED**

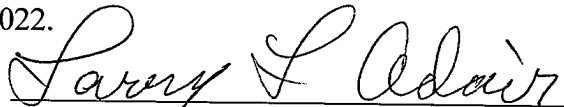
For the consideration of one dollar and other good and valuable consideration, LARRY LEE ADAIR a/k/a LARRY L. ADAIR and JANET L. ADAIR, husband and wife, GRANTOR(S), hereby convey to JANET L. ADAIR and LARRY L. ADAIR, Trustees of the JANET L. ADAIR LIVING TRUST dated May 11, 2022, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

All that part of Lot 8 of Cunningham Rural Estates, a Subdivision of part of the Southwest Quarter of the Southwest Quarter (SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 14 and of part of the Northwest Quarter of the Northwest Quarter (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 23 in Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the center line of the 40 foot wide private drive and utility easements extending across said Lot.

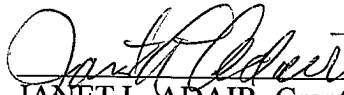
**EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)**  
**Less than \$500 or No Consideration**

GRANTOR(S) 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 11<sup>th</sup> day of May, 2022.



LARRY LEE ADAIR a/k/a LARRY L. ADAIR,  
Grantor



JANET L. ADAIR, Grantor

STATE OF IOWA

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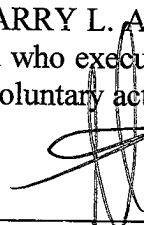
) ss.

COUNTY OF MADISON

)

On this 11<sup>th</sup> day of May, 2022, before me, the undersigned Notary Public in and for said State, personally appeared LARRY LEE ADAIR a/k/a LARRY L. ADAIR and JANET L. ADAIR to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.



Notary Public

