

BK: 2022 PG: 2965
Recorded: 10/11/2022 at 2:02:20.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Paul P. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Gary Hunter: 2750 St. Charles Rd., St. Charles, IA 50240

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **GARY G. HUNTER**, a single person, does hereby convey to **GARY G. HUNTER, NICKIE MARIE HUNTER and NANCY KAY HUNTER SCHREIER, AS CO-TRUSTEES OF THE GARY G. HUNTER REVOCABLE TRUST ORIGINALLY DATED DECEMBER 1, 2017 AS AMENDED AND RESTATED ON APRIL 17, 2020 AND FURTHER AMENDED ON NOVEMBER 24, 2020**, as it may be further amended from time to time, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The NW ¼ of the SE ¼; and the SW ¼ of the NE ¼, of Section 13-75N-27W, Madison County, Iowa, EXCEPT that part of Parcel "M" located therein, as shown in Amended Plat of Survey filed in Book 2010, Page 480 on March 9, 2010, in the Office of the Recorder of Madison County, Iowa; and Easement for access and utility purposes over a strip of land 40 feet in width located in the NW ¼ of the NE ¼ of said Section 13, as more particularly described in easement agreement dated March 15, 2010, and recorded March 17, 2010, in Book 2010, Page 523 in the Office of the Recorder of Madison County, Iowa,

together with and subject to easements, covenants, conditions and restrictions of record.

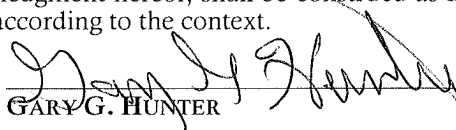
Grantor does hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

This deed was prepared at the request of the grantor, without the benefit of a title search and information concerning these properties was furnished by grantor. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or status of the legal title to the property.

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.

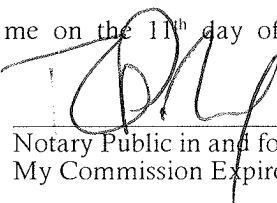
Dated: October 11, 2022



GARY G. HUNTER

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 11th day of October, 2022, by **GARY G. HUNTER**, a single person.



Notary Public in and for said State
My Commission Expires: September 9, 2025

