

BK: 2023 PG: 1662
Recorded: 7/18/2023 at 2:19:27.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by & Return To: William E. Bump, Bump & Bump, LLP, Box 366, Stuart, 50250 (515) 523-2843
Address Tax Statement: Theresa D. Findley, Trustee, PO Box 32, Stuart, IA 50250

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Theresa D. Findley and Brent W. Findley, wife and husband, do hereby Convey to Theresa D. Findley, or her successors, as Trustee of the Theresa D. Findley Revocable Trust, dated July 18, 2023, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The Northwest Fractional Quarter of the Northwest Fractional Quarter and the Southwest Quarter of the Northwest Fractional Quarter of Section Four, Township Seventy-seven North, Range Twenty-nine West of the 5th P.M., Madison County, Iowa;

And

Southeast Quarter (SE $\frac{1}{4}$), EXCEPT that part of Parcel "B" located in the SE $\frac{1}{4}$ as described in Plat of Survey filed April 11, 1996 in Book 2 on Page 669 in the office of the Madison County Recorder, AND EXCEPT Parcel "A" in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$, as described in Plat of Survey recorded on February 15, 2011 in Book 2011 on Page 479 in the office of the Madison County Recorder, AND EXCEPT Parcel "E" located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) as shown in Plat of Survey filed in Book 2011, Page 872 on April 7, 2011 in the Office of the Recorder of Madison County; all in Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M.

By signing below, I Brent W. Findley, acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the value of the property described in this deed. This waiver shall apply regardless of any changes made to my wife's trust in the future, including any change to the beneficiaries of this trust.

Date July 18, 2023

Brent W Findley
Brent W. Findley

This deed is exempt according to Iowa Code 428A.2(21).

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.

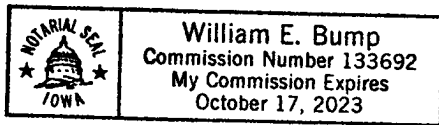
Dated: July 18, 2023

Theresa D. Findley
Theresa D. Findley

Brent W Findley
Brent W. Findley

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on July 18, 2023, by Theresa D. Findley and Brent W. Findley, wife and husband.



William E Bump
Signature of Notary Public