

BK: 2024 PG: 1706  
Recorded: 7/17/2024 at 1:31:16.0 PM  
Pages 3  
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

**FOR RECORDING PURPOSES:**

**PREPARER INFORMATION:**

Laura K. Essay  
Dvorak Law Group, LLC  
9500 W. Dodge Road, Suite 100  
Omaha, NE 68114  
(402) 394-4770

**SEND TAX STATEMENTS TO:**

Kelly A. Axelrod, Trustee  
1106 Elmwood Lane  
Earlham, IA 50072

**AFTER RECORDING, RETURN TO:**

Laura K. Essay  
Dvorak Law Group, LLC  
9500 W. Dodge Road, Suite 100  
Omaha, NE 68114  
(402) 394-4770

**WARRANTY DEED**

**GRANTOR:**

Kelly Axelrod  
1106 Elmwood Lane  
Earlham, IA 50072

**GRANTEE:**

Kelly A. Axelrod Trust  
Attn: Kelly A. Axelrod, Trustee  
1106 Elmwood Lane  
Earlham, IA 50072

**LEGAL DESCRIPTION:**

See attached

## WARRANTY DEED

KELLY AXELROD, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to KELLY A. AXELROD, as Trustee, or any successor Trustee or Co-Trustee, of the Kelly A. Axelrod Trust U/A dated July 16, 2024, together with any amendments made thereto. ("Grantee") all of Grantors' right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Madison County, Iowa (the "Property"):

Parcel "G" located in the Northwest Quarter (NW ¼) of Section 11, Township 77 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 4.76 acres, as shown in the Plat of survey filed in Book 2023, Page 2460 on October 5, 2023, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) therein, as shown in the Plat of Survey filed in Book 2023, Page 3090 on December 19, 2023, in the Office of the Recorder of Madison County, Iowa.

SUBJECT, however, to all matters of record.

Grantors hereby covenant with Grantee that Grantor:

1. is lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property; and
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

*This transaction is exempt from documentary stamp tax pursuant to Iowa Code §428A.2(21).*

*No Declaration of Value or Groundwater Hazard Statement is required.*

**[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]**

Dated: July 16, 2024

**GRANTOR:**

  
\_\_\_\_\_  
Kelly Axelrod

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

The foregoing instrument was acknowledged before me on July 16, 2024, by Kelly Axelrod, Grantor.

  
\_\_\_\_\_  
Notary Public

