

BK: 2024 PG: 1962
Recorded: 8/14/2024 at 9:41:34.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: & Return To: William E. Bump, Bump & Bump, LLP, Box 366, Stuart, IA 50250 (515) 523-2843
Address Tax Statement: Leavell Family Revocable Trust, James B. Leavell, 1013 Creamery Rd., Dexter, IA 50070

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, James Bernard Leavell and Gwendolyn Gay Leavell, husband and wife, do hereby Convey to James Bernard Leavell and Gwendolyn Gay Leavell, or their successors, as Co-Trustees of the Leavell Family Revocable Trust, dated August 13, 2024, the following described real estate in Madison County, Iowa:

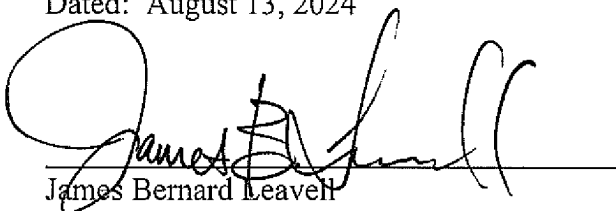
The Northeast Fractional Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-nine (29), Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

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.

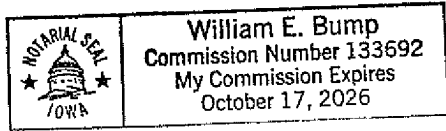
Dated: August 13, 2024


James Bernard Leavell


Gwendolyn Gay Leavell

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on August 13, 2024, by James Bernard Leavell and Gwendolyn Gay Leavell, husband and wife.



William E. Bump

Signature of Notary Public