

LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Breanna L. Young, P.O. Box 370, Earlham, IA 50072, Phone: (515) 758-2267

Taxpayer Information: (Name and complete address)

Helen M. Jackson, 1673 Roseman Bridge Rd., Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Nelson & Young Law Firm ATTN: Breanna L. Young, PO Box 370, Earlham, IA 50072

Grantors:

Helen M. Jackson

Grantees:

Helen M. Jackson, as Trustee of the
Helen M. Jackson Revocable Trust
under Agreement Dated June 9, 2008

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Helen M. Jackson, Single,
do hereby Convey to
Helen M. Jackson, as Trustee of the Helen M. Jackson Revocable Trust under Agreement Dated June 9, 2008
the following described real estate in Madison County, Iowa:

Southeast Quarter and the South Half of the Northeast Quarter in Section 6, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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: June 9, 2008

Helen M. Jackson
Helen M. Jackson (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 9, 2008, by Helen M. Jackson

Breanna L. Young
Breanna L. Young, Notary Public

