



Document 2009 458

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Date 2/19/2009 Time 10:50 AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX ✓

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

Prepared by C. Christy Barton, 2516 Forum Blvd., Suite 101, Columbia, MO 65203

Phone: 573-446-7350

Return recorded deed to: The Barton Law Firm, 2516 Forum Blvd., Suite 101, Columbia, MO 65203

Address tax statement: Max J. Tucker, 3060 Applewood Avenue, Macksburg, Iowa 50155.

## WARRANTY DEED

**This Indenture**, made on February 10, 2009, by and between **MAX J. TUCKER and MARY JO TUCKER**, husband and wife, of 3060 Applewood Avenue, Macksburg, Iowa 50155, Grantors, and **Max J. Tucker and Mary Jo Tucker, Trustees of the Max J. and Mary Jo Tucker Trust dated February 10, 2009**, 3060 Applewood Avenue, Macksburg, Iowa 50155, Grantees:

WITNESSETH, That the said Grantors, for estate planning purposes and without consideration, do by these presents GRANT, BARGAIN, CONVEY AND CONFIRM unto the said Grantees, their successors and assigns, the following described lots, tracts or parcels of land lying, being and situated in the **County of Madison**, State of Iowa, to-wit:

Fractional Southwest Quarter of the Northwest Quarter; Southeast Quarter of the Northwest Quarter; and the Northeast Quarter of the Southwest Quarter, of Section 18, Township 74 North, Range 29, West of the 5th P.M., Iowa.

The North half (1/2) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the West Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

East One-half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa., EXCEPTING THEREFROM:

Beginning at the Northwest Corner of the East 1/2 of the Northeast 1/4 of said Section 12; thence S 87 degrees 54 minutes 18 seconds E a distance of 360.53'; thence S 00 degrees 07 minutes 54 seconds W a distance of 272.30'; thence S 65

degrees 04 minutes 51 seconds W a distance of 397.73'; thence N 00 degrees 07 minutes 54 seconds E a distance of 453.06' to the point of beginning;

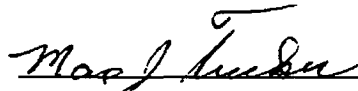
Subject to mortgages and easements, if any, and to any liens, encumbrances or transfers that may have attached, been created or made subsequent to Grantors' acquisition of title;

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantees and unto their successors and assigns FOREVER, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that they will warrant and defend the title to said premises unto the said Grantees, and unto their successors and assigns FOREVER, against the lawful claims and demands of all persons whomsoever (except as noted above). Each of the undersigned hereby relinquishes all rights of dower and distributive share in and to the real estate.

This conveyance is exempt from real estate transfer tax under Iowa Code §428A.2, subsection 21, as no consideration is given for this deed.

This deed has been prepared by The Barton Law Firm, PLC without an examination of an abstract of title or public records of title; its content is based solely on legal descriptions provided by, and representations as to title made by, the Grantors herein.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

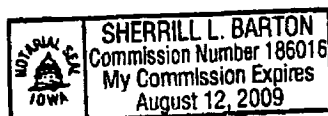
  
Max J. Tucker

  
Mary Jo Tucker

STATE OF IOWA            ]  
                                  ] ss.  
COUNTY OF POLK        ]

On February 10, 2009, before me personally appeared Max J. Tucker and Mary Jo Tucker, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.



  
Notary Public