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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

William W. Hunter
P.O. Box 488
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

William W. Hunter

Grantees:

Keystone Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)-----
Dollar(s) and other valuable consideration,
WILLIAM W. HUNTER and FAY S. HUNTER, husband and wife,

do hereby Convey to
William W. Hunter as Trustee of the KEYSTONE REVOCABLE TRUST dated December 18, 2007,

the following described real estate in Madison County, Iowa:

The West One-half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 12, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This transfer is subject to the interest of the vendee in a real estate contract for the sale and purchase of the above described real estate recorded in Book 2011, Page 405, in the Office of the Recorder of 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 pursuant to Section 428A.2(21), Code of Iowa.

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.

STATE OF IOWA
COUNTY OF MADISON

Dated: July 18, 2011

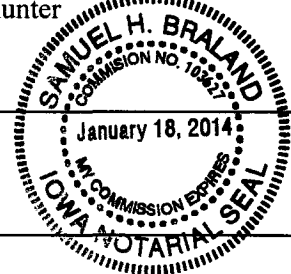
This instrument was acknowledged before
me on July 18, 2011 by
William W. Hunter
Fay S. Hunter

William W. Hunter
William W. Hunter (Grantor)

Fay S. Hunter
Fay S. Hunter (Grantor)

Samuel H. Braland
Samuel H. Braland (Grantor)

Notary Seal
(Grantor)



Samuel H. Braland
Samuel H. Braland, Notary Public

(This form of acknowledgment for individual grantor(s) only)