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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Larry E. Jackson Trust, c/o Twyla J. Jackson, Trustee, 2408 Clark Tower Road,

Winterset, Iowa 50273

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Twyla J. Jackson

Grantees:

Larry E. Jackson Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of Estate Planning Dollar(s) and other valuable consideration,
Twyla J. Jackson, a Single Person,

do hereby Convey to
Larry E. Jackson Trust

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to real estate legally described as:
The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) all in Section Four (4), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

An undivided one-half interest in and to real estate legally described as:
The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), all in Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This conveyance is for estate planning purposes without consideration and is exempt from transfer tax under Iowa Code Section 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: December 31, 2012

(Grantor)

Twyla J. Jackson
Twyla J. Jackson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on December 31, 2012, by Twyla J. Jackson



Carla Vasey
, Notary Public