



Document 2013 2921

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Rev Transfer Tax \$871.20
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Gary and Marilyn Hunter Trust Dated 4-11-2012, 2750 St. Charles Road, St. Charles, IA 50240



WARRANTY DEED

For the consideration of -----\$545,000.00----- Dollar(s) and other valuable consideration,
David H. Leeson and Shannon S. Leeson, Husband and Wife,

do hereby

Convey to Gary G. Hunter and Marilyn E. Hunter, Trustees (and their successors) of the Gary and
Marilyn Hunter Trust U/T/A dated April 11, 2002

the

following described real estate in Madison County, Iowa:

See 1 in Addendum

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.

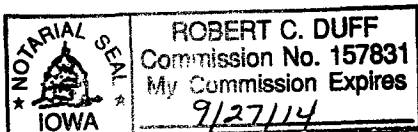
Dated: 9/26/13

David H. Leeson
David H. Leeson (Grantor)

Shannon S. Leeson
Shannon S. Leeson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 26th day of SEPT, 2013, by David H. Leeson and Shannon S. Leeson



Robert C. Duff
Signature of Notary Public

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

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ADDENDUM

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "M" located therein, as shown in Amended Plat of Survey filed in Book 2010, Page 480 on March 9, 2010, in the Office of the Recorder of Madison County, Iowa; and, Easement for access and utility purposes over a strip of land 40 feet in width located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., in Madison County, Iowa, as more particularly described in easement agreement dated March 15, 2010, and recorded March 17, 2010, in Book 2010, at Page 523.