



Document 2013 3445

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ **PREPARED BY &**

RETURN TO: Ralph R. Brown, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063 Phone: (515) 992-3728

Address Tax Statement: Donna Joyce Eagle, Trustee, 1403 Valley View, Cumming, Iowa 50061

WARRANTY DEED

For the consideration of one Dollar and other valuable consideration, **DONNA JOYCE EAGLE**, a widow not since remarried, does hereby Convey to **DONNA JOYCE EAGLE, Trustee, or her successors in Trust, under the DONNA JOYCE EAGLE REVOCABLE TRUST dated November 13, 2013**, the following described real estate in **MADISON** County, Iowa:

Lot Two (2) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

and


Lot Three (3) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Warranty Deed represents a transfer from the Grantor to herself as a Trustee of a revocable living trust without actual consideration. Accordingly, this conveyance is exempt from the imposition of the transfer tax and from the requirement of filing the Declaration of Value and Groundwater Hazard Statement.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that she has 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: November 13, 2013.


DONNA JOYCE EAGLE (Grantor)

STATE OF IOWA :
: ss.
COUNTY OF DALLAS :

This instrument was acknowledged before me on November 13, 2013, by Donna Joyce Eagle.


Ralph R. Brown, Notary Public
in and for the State of Iowa

