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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$283.20  
Rev Stamp# 3 DOV# 3

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

ADAM & LISA SONNTAG, 2449 Clark Tower, Winterset, Iowa 50273

A&R File # 23426-13-RLO (rfb)

\$111,500

## SPECIAL WARRANTY DEED

Legal:

Lot One (1) of Maass Subdivision, located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa



Address: 2449 Clark Tower, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **N.P. Dodge, Jr., as Trustee under the Trust Agreement dated the 14<sup>th</sup> day of October, 1985, and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr.,** does hereby convey the above-described real estate to **Adam M. Sonntag and Lisa M. Sonntag, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS INCLUDING MINERAL EXCEPTIONS, IF ANY, OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under said Grantor, and not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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 Nebraska )  
 )  
COUNTY OF Douglas ) SS:

On this 6 day of Dec., 20 13,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **N.P. Dodge, Jr.**,  
**Trustee**, to me known to be the identical person  
named in and who executed the foregoing instrument  
and acknowledged that the person executed the  
same as that person's voluntary act and deed.

Cerissa Blair Nebraska  
Notary Public in and for said State

Dated: Dec. 6, 20 13

N.P. Dodge, Jr.  
N.P. Dodge, Jr., Trustee

