



Document 2015 1134

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Rec Amt \$17.00 Aud Amt \$10.00  
Rev Transfer Tax \$135.20  
Rev Stamp# 120 DOV# 131

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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

G. Stephen Walters

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

Return To: G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273

Preparer: G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Barbara H. Nation, 316 Marshall Street, Dexter, IA 50070



\$85,000

### WARRANTY DEED

For the consideration of \$0 Dollar(s) and other valuable consideration,  
Keith A. Piatt and Becky A. McDonald Piatt, Husband and Wife

do hereby

Convey to Barbara Piatt Nation

the

following described real estate in Madison County, Iowa:  
See attached Exhibit 1.

This Warranty Deed is given as part of an Internal Revenue Code Section 1031 Like-Kind Exchange of farm real property described on the attached and incorporated Exhibit 1 for the farm real property described on the attached and incorporated Exhibit 2, without additional consideration.

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.

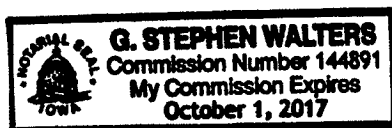
Dated: April 30, 2015

Keith A. Piatt  
Keith A. Piatt (Grantor)

Becky A. McDonald Piatt  
Becky A. McDonald Piatt (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 30th day of April, 2015, by Keith A. Piatt and Becky A. McDonald Piatt



G. Stephen Walters  
Signature of Notary Public

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

An undivided one-eighth interest in the following described Madison County, Iowa, farmland:

The West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Twenty-six (26) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Exhibit 1

An undivided one-sixth remainder interest, after the life estate of Carol L. Piatt, in the following described Dallas County, Iowa, farmland:

The North Sixty (60) acres of the Southwest Fractional Quarter of Section Thirty (30) in Township Seventy-eight (78) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Dallas County, Iowa.