



Document 2015 1766

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Fee Amount: \$12.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
SCAN
CHEK

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Andrew C. Sigerson, P.C., L.L.O
13750 Millard Avenue, Suite 200
Omaha, NE 68137
(402) 505-5400

TAX STATEMENT TO:

Rita J. Wood & Kim G. Ferry, Ttees
1310 Pitzer Road
Earlham, IA 50072

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration KIM G. FERRY and RITA J. WOOD, husband and wife, GRANTOR(S), hereby convey to RITA J. WOOD and KIM G. FERRY, Trustees, or their successors in trust, under the RITA J. WOOD LIVING TRUST, dated June 11, 2015, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

A parcel of land described as beginning at the Northwest corner of Section 22, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, then S00°00'00" 439.90 feet along the centerline of a County Road which is the West line of the Northwest Quarter (NW ¼) of said Section 22; thence 89°57'29"E 219.00 feet; thence North 00°00'00" 249.90 feet; thence N89°57'29" E 184.00 feet; thence N00°00'00" 186.96 feet to the North line of the Northwest Quarter (NW ¼) of said Section 22 which is the South right-of-way line of a County road; thence N89°36'39" W 403.01 feet to the Point of beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way.

NOTE: The West line of the Northwest Quarter (NW ¼) of Section 22, Township 77 North, Range 29 West of the 5th P.M., is assumed to bear due North and South.

**EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration**

GRANTOR(S) 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 11th day of June, 2015.

KIM G. FERRY, Grantor

RITA J. WOOD, Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

On this 11th day of June, 2015, before me, the undersigned Notary Public in and for said State, personally appeared KIM G. FERRY and RITA J. WOOD, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.



Notary Public