



Document 2015 2449

Book 2015 Page 2449 Type 03 001 Pages 2  
Date 8/26/2015 Time 10:14:01AM  
Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ 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: Trudy G. Langford, Trustee, 824 West Husky Drive, Winterset, Iowa 50273

## WARRANTY DEED

For the consideration of one Dollar and other valuable consideration, **TRUDY G. LANGFORD** does hereby Convey to **TRUDY G. LANGFORD, KIMBERLY S. PATIENCE, and KELLEY J. GRAU, Trustees, or their successors in Trust, under the TRUDY G. LANGFORD REVOCABLE TRUST dated August 24, 2015,** the following described real estate in MADISON County, Iowa:

Lot Three (3) of Nelson Acres-Plat One (1) to the City of Winterset, 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: August 24, 2015.

  
TRUDY G. LANGFORD (Grantor)

STATE OF IOWA :  
: ss.  
COUNTY OF DALLAS :

This instrument was acknowledged before me on August 24, 2015, by Trudy G. Langford.

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

