



Document 2015 3013

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**BK: 2015 PG: 3013**

**Recorded: 10/15/2015 at 9:58:03.0 AM**

**Fee Amount: \$22.00**

**Revenue Tax: \$0.00**

**LISA SMITH RECORDER**

**Madison County, Iowa**

INDX  
ANNO  
SCAN  
CHEK

**WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

Robert D. Hodges, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Phone: (515) 242-2400

**Taxpayer Information:** (name and complete address)

Dwight and Erin Porter Trust, 395 NW 58th Place, Des Moines, Iowa 50313

**Return Document To:** (name and complete address)

Robert D. Hodges, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309

**Grantors:**

Dwight M. Porter and  
Erin H. Porter

**Grantees:**

Dwight and Erin Porter Trust U/A DTD September 29, 2015

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

Robert D. Hodges, Attorney

**WARRANTY DEED**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dwight M. Porter and Erin H. Porter, husband and wife, do hereby Convey to Dwight M. Porter and Erin H. Porter, or successor(s), as Trustees of the Dwight and Erin Porter Trust U/A DTD September 29, 2015, the following described real estate in Madison County, Iowa:

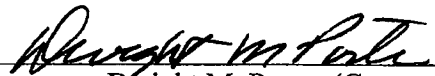
See Exhibit A attached hereto for legal description

**This deed is exempt according to Iowa Code 428A.2(21). This transaction is between a husband and wife conveying their property to their joint living trust for estate planning purposes. No actual 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.

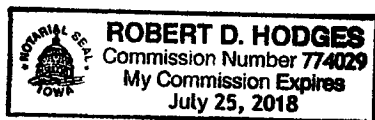
Dated: October 9, 2015

  
Dwight M. Porter (Grantor)

  
Erin H. Porter (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 9th day of October, 2015, by Dwight M. Porter and Erin H. Porter, husband and wife.



  
Signature of Notary Public

## EXHIBIT A

A parcel of land in the northeast quarter of the northeast quarter of Section 36, Township 74 north, Range 26 west of the 5<sup>th</sup> P.M., Madison County, Iowa, all more particularly described as follows: Beginning at the northeast corner of said Section 36, thence S00°00'00"E (assumed bearing for this description) along the east line of the northeast quarter of said Section 36, a distance of 700.00 feet; thence N90°00'00"W, a distance of 780.00 feet; thence N00°00'00"E, a distance of 633.93 feet to the north line of the northeast quarter of the northeast quarter of said Section 36; thence N85°09'30"E along the north line of the northeast quarter of the northeast quarter of said Section 36, a distance of 782.80 feet to the point of beginning.

Said tract of land being subject to and together with any and all easements of record, including a 33.00 foot wide public roadway easement on the north side thereof.

Said tract of land contains 11.94 acres more or less, which includes 0.59 acres for roadway easement.