



Document 2015 3037

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Recorded: 10/16/2015 at 3:43:15.0 PM

Fee Amount: \$17.00

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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Doris L. Neal
1311 Creamery Road
Dexter, Iowa 50070

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Doris L. Neal

Grantees:

Doris L. Neal Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
Doris L. Neal, a single person,

do hereby Convey to
Gloria J. Neal as Trustee of the DORIS L. NEAL TRUST dated October 15, 2015

the following described real estate in Madison County, Iowa:

The undivided one-half interest of Doris L. Neal in and to:

The East 100 Acres of the Northeast Quarter (NE¼) and the East 50 Acres of the West 60 Acres of the Northeast Quarter (NE¼) all in Section 19, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

STATE OF IOWA
COUNTY OF ADAIR

Dated: October 15, 2015

This instrument was acknowledged before
me on October 15, 2015 by
Doris L. Neal

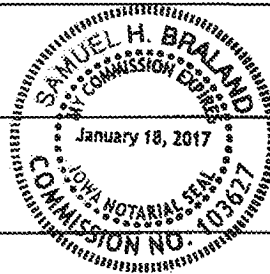
X Doris L. Neal (Grantor)

Samuel H. Braland
Notary Public

(Grantor)

(Grantor)

(Grantor)



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