



BK: 2015 PG: 3098

Recorded: 10/22/2015 at 11:49:02.0 AM

Fee Amount: \$12.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO

SCAN

CHEK

Return Document To: Bruce I. Campbell, 215 10th Street, Suite 1300, Des Moines, IA 50309
Preparer: Bruce I. Campbell, 215 10th St., #1300, Des Moines, IA 50309, Phone: (515) 288-2500
Address Tax Statement: Susan L. Chopard, 2171 Warren Ave., St. Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Susan L. Chopard, a single person, does hereby Convey to Susan L. Chopard, as Trustee of the Susan L. Chopard Revocable Trust dated October 22, 2015, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa
(Locally known as 2171 Warren Ave., St. Charles, IA 50240)

This deed is exempt according to Iowa Code 428A.2(21).

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.

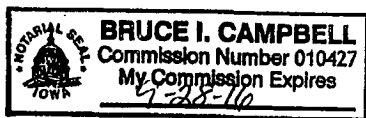
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 22, 2015

Susan L. Chopard
Susan L. Chopard (Grantor)

STATE OF IOWA, COUNTY OF POLK) ss:

This record was acknowledged before me this 22nd day of October, 2015, by Susan L. Chopard.



Susan L. Campbell
Notary Public, My Commission Expires 9-28-16