

BK: 2016 PG: 1835
Recorded: 6/28/2016 at 12:44:50.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jon M. McCright, PO Box 2457, Cedar Rapids, IA 52406-2457, Phone: (319) 365-9101

Taxpayer Information: (Name and complete address)

Wanda L. Cleveland, c/o Frances A. Hatfield, 3930 Knoll Crest Court N.E., Cedar Rapids, IA 52402

Return Document To: (Name and complete address)

Jon M. McCright, PO Box 2457, Cedar Rapids, IA 52406-2457

Grantors:

Wanda L. Cleveland

Grantees:

Frances A. Hatfield, Trustee of the Wanda L. Cleveland Revocable

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration. Wanda L. Cleveland, an unmarried widow

do hereby Convey to Frances A. Hatfield, Trustee of the Wanda L. Cleveland Revocable Trust dated the 23 day of June, 2016 the following described real estate in

Madison County, Iowa: The West Half (W 1/2) of the Southeast Fractional Quarter (SE fr 1/4) of the Southwest Fractional Quarter (SW fr 1/4) of Section One (1) Township Seventy-six (76) North of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The South Half of the Southeast fractional Quarter, and the East Half of the Southeast fractional Quarter of the Southwest fractional Quarter of Section One (1) Township Seventy-six (76) North, Range Twenty-six (26) Madison County, Iowa

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

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 on 6/23/16

[Handwritten signature of Wanda L. Cleveland]

Wanda L. Cleveland (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on June 23, 2016, by Wanda L. Cleveland, an unmarried widow



Tina M. Tonne Signature of Notary Public