

BK: 2016 PG: 1872
Recorded: 7/1/2016 at 10:10:38.0 AM
Fee Amount: \$27.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Andrew C. Sigerson, P.C., L.L.O
13750 Millard Avenue, Suite 200
Omaha, NE 68137
(402) 505-5400

TAX STATEMENT TO:

Robert & Marilyn Boyle, Trustees
1448 Creamery Road
Dexter, IA 50070

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration ROBERT L. BOYLE and MARILYN J. BOYLE, husband and wife, GRANTOR(S), hereby convey to ROBERT L. BOYLE and MARILYN J. BOYLE, Trustees, or their successors in trust, under the ROBERT L. BOYLE LIVING TRUST, dated June 16, 2016, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

A parcel of land in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as:

Beginning at the Southeast corner of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29), thence along the East line of the Southeast Quarter (SE ¼) of said Section, on an assumed bearing of N00°00'00"E a distance of 357.07 feet, thence N89°42'12"W 610.00 feet, thence S00°00'00"E 357.07 feet to the South line of said Southeast Quarter (SE ¼), thence S89°42'12"E 610.00 feet to the point of beginning, containing 5.00 acres, more or less, including public road, and 4.631 acres, more or less, excluding public road; AND

The Southwest Quarter (SW ¼) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

The East 70 ½ acres of the Southwest Quarter (SW ¼) and the West 19 acres of the Southeast Quarter (SE ¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration

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

EXECUTED this 16th day of June, 2016.

Robert L. Boyle
ROBERT L. BOYLE, Grantor

Marilyn J. Boyle
MARILYN J. BOYLE, Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

On this 16th day of June, 2016, before me, the undersigned Notary Public in and for said State, personally appeared ROBERT L. BOYLE and MARILYN J. BOYLE to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.

[Signature]
Notary Public

