

BK: 2016 PG: 2360
Recorded: 8/15/2016 at 11:42:07.0 AM
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)

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

Taxpayer Information: (Name and complete address)

Julie Ann Naberhaus, Trustee
1160 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

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

Grantors:

Walter W. Heimberger

Grantees:

Walter W. Heimberger Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00) Dollar(s) and other valuable consideration, Walter W. Heimberger and Lois J. Heimberger, husband and wife, do hereby Convey to Julie Ann Naberhaus as Trustee of the WALTER W. HEIMBERGER TRUST dated August 10, 2016 the following described real estate in Madison County, Iowa:

The undivided one-half interest of Walter W. Heimberger in and to:

The Southeast Quarter (SE1/4) and the East 23 acres of the South 103 acres of the Southwest Fractional Quarter (SWFr1/4) of Section Thirty (30) in Township Seventy-seven (77) North, Range Twenty-nine (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.

Dated on August 10, 2016

[Signature of Walter W. Heimberger]
Walter W. Heimberger (Grantor)

(Grantor)

[Signature of Lois J. Heimberger]
Lois J. Heimberger (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on August 10, 2016, by Walter W. Heimberger and Lois J. Heimberger



[Signature of Notary Public]
Signature of Notary Public