



Document 2016 3903

Book 2016 Page 3903 Type 03 001 Pages 2
Date 12/19/2016 Time 11:02:04AM
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

Preparer Information: (Name, address and phone number)

David S. Grapentine, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone:
(641) 743-2175

Taxpayer Information: (Name and complete address)

William D. Tracy, 12501 Diamond Ridge Court, Clive, IA 50325

WJ

Return Document To: (Name and complete address)

David S. Grapentine, 110 Public Square, P.O. Box 43, Greenfield, IA 50849

Grantors:

William D. Tracy

Grantees:

William D. Tracy, a/k/a
William Dayton Tracy, Trustee of the
William D. Tracy Revocable Trust
Agreement dated December 15, 2016

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (1.00) Dollar(s) and other valuable consideration, William D. Tracy, a/k/a William Dayton Tracy,

do hereby Convey to William D. Tracy, a/k/a William Dayton Tracy, Trustee of the William D. Tracy Revocable Trust Agreement dated December 15, 2016, the following described real estate in

Madison County, Iowa: An undivided 3/8 interest in and to the Northeast Quarter (NE1/4) and the Northwest Fractional Quarter (NWfr1/4) except Parcel "A" of the Northwest Quarter (NW1/4) and except Parcel "B" described as a part of the North Half (N1/2) of the Fractional Northwest Quarter (fr1NW1/4) and part of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; and the North Half (N1/2) of the Southeast Quarter (SE1/4) and the North 57.81 Acres of the Southwest Fractional Quarter (SWfr1/4) and the West Half (W1/2) of the South Half (S1/2) of the Southwest Fractional Quarter (SWfr1/4) and the West Half (W1/2) of the South 16 Acres of the North Half (N1/2) of the Southwest Fractional Quarter (SWfr1/4) all in Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, together with an easement across Parcel "A" of the Northwest Quarter (NW1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, for the purpose of using and maintaining an existing electrical service line now serving the grain bin facility located upon the Real Estate conveyed herein all of the following being subject to easements and restrictions of record.

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 December 15, 2016.

William D Tracy
William D. Tracy (Grantor)

(Grantor)

W
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on December 15, 2016, by William D. Tracy, a/k/a William Dayton Tracy



Signature of Notary Public