

BK: 2017 PG: 719
Recorded: 3/3/2017 at 2:51:29.0 PM
Fee Amount: \$22.00
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:

David & Karin Holder, Trustees
2548 Elderberry Ave.
Winterset, IA 50273

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration DAVID G. HOLDER a/k/a DAVID HOLDER and KARIN B. HOLDER a/k/a KARIN HOLDER, husband and wife, GRANTOR(S), hereby convey to DAVID G. HOLDER and KARIN B. HOLDER, Trustees, or their successors in trust, under the DAVID G. HOLDER LIVING TRUST, dated October 13, 2016, and any amendments thereto, GRANTEE(S), the following described real estate in ~~Madison~~ Madison County, Iowa.

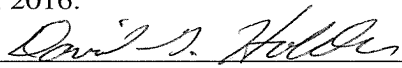
The South Forty-nine (49) acres of the West Half of the Northeast Quarter (W ½ NE ¼) of Section Twenty-three (23), EXCEPT a tract in the Southwest corner thereof 9 rods East and West and 2 rods North and South, all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

Parcel "B" located in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in Plat of Survey filed in Book 2015, Page 833, on April 1, 2015, in the Office of the Recorder of Madison County.

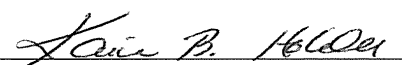
EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration

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 13th day of October, 2016.



DAVID G. HOLDER a/k/a DAVID HOLDER,
Grantor

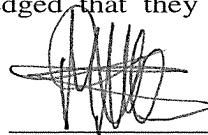


KARIN B. HOLDER a/k/a KARIN HOLDER,
Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

On this 13th day of October, 2016, before me, the undersigned Notary Public in and for said State, personally appeared DAVID G. HOLDER a/k/a DAVID HOLDER and KARIN B. HOLDER a/k/a KARIN HOLDER 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.



Notary Public

