



BK: 2017 PG: 1564
Recorded: 5/17/2017 at 4:04:18.0 PM
Fee Amount: \$17.00
Revenue Tax: \$197.60
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)

James A. Ross
1016 Pitzer Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50003

Grantors:

Sandra J. Simmer

Grantees:

James A. Ross Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$124,000.00 and no/100ths Dollar(s) and other valuable consideration, SANDRA J. SIMMER, a single person, do hereby Convey to James A. Ross as Trustee of the JAMES A. ROSS TRUST dated December 17, 2009, the following described real estate in Madison County, Iowa:

An undivided one-half interest in:

Commencing at the Southeast corner of the West Half (1/2) of the Northeast Quarter (1/4) of Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, running thence West along the South side of said quarter-section line a distance of 1166 feet to the existing North and South fence at that point, thence North along said fence line 571 feet, thence East 155 feet, thence North approximately 412 feet to the South line of the Chicago, Rock Island and Pacific Railroad right-of-way, thence Southeasterly along the South line of said railroad right-of-way, to the East line of said 80 acre tract, thence South along said East line approximately 589 feet to the point of beginning.

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 May 17, 2017.

(Grantor)

Sandra J. Simmer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on May 17, 2017, by Sandra J. Simmer



Signature of Notary Public