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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James L. Pedersen, P.C., 201 East Monroe, PO Box 386, Mount Ayr, IA 50854, Phone: (641) 464-2205

Taxpayer Information: (Name and complete address)

John A. Cook and Jonell L. Cook, Trustees of J & J Cook Living Trust,
1301 S. Cleveland Street
Mount Ayr, IA 50854

LE

Return Document To: (Name and complete address)

James L. Pedersen, P.C., 201 East Monroe, PO Box 386, Mount Ayr, IA 50854

Grantors:

John A. Cook
Jonell L. Cook

Grantees:

John A. Cook and Jonell L. Cook
Trustees, J & J Cook Living Trust
dated November 29, 2017

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and 00/100 (\$1.00) Dollar(s) and other valuable consideration,
John A. Cook and Jonell L. Cook, husband and wife,

do hereby Convey to
John A. Cook and Jonell L. Cook, Trustees, J & J Cook Living Trust dated November 29, 2017

the
following described real estate in Madison County, Iowa:

Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Four (4) and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Five (5), all in Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

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: November 29, 2017

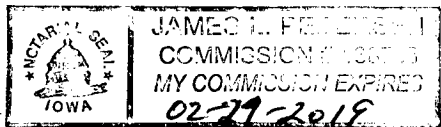
John A. Cook
John A. Cook (Grantor)

Jonell L. Cook
Jonell L. Cook (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF RINGGOLD
This instrument was acknowledged before me on November 29, 2017, by John A. Cook and Jonell L. Cook, husband and wife



[Signature]
, Notary Public