

BK: 2017 PG: 3818
Recorded: 12/5/2017 at 9:29:06.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Paul P. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Gary and Marilyn Hunter: 2750 St. Charles Rd., St. Charles, IA 50240

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **GARY G. HUNTER** and **MARILYN E. HUNTER**, TRUSTEES OF THE **GARY AND MARILYN HUNTER TRUST U/T/A DATED APRIL 11, 2002**, do hereby convey to **GARY G. HUNTER** and **MARILYN E. HUNTER**, as tenants in common, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 3),

together with and subject to covenants, conditions, restrictions and easements of record.

The grantors hereby covenants with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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.

The grantors further warrant to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantors the persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

This deed represents a transfer of real estate for consideration less than \$500 and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 1, 2017

Gary G. Hunter

GARY G. HUNTER, TRUSTEE OF THE GARY and
MARILYN HUNTER TRUST U/T/A DATED APRIL 11,
2002

Marilyn E. Hunter

MARILYN E. HUNTER, TRUSTEE OF THE GARY and
MARILYN HUNTER TRUST U/T/A DATED APRIL 11,
2002

STATE OF IOWA, COUNTY OF POLK, ss:

This instrument was acknowledged before me this 1st day of December, 2017 by GARY G.
HUNTER and MARILYN E. HUNTER, TRUSTEES OF THE GARY AND MARILYN HUNTER TRUST
U/T/A DATED APRIL 11, 2002.

Paul P. Morf

Notary Public in and for said State

My Commission Expires: 9/9/2019
2019

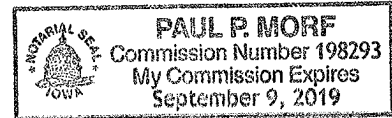


EXHIBIT "A"
LEGAL DESCRIPTION

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 13-75N-27W, Madison County, Iowa, EXCEPT that part of Parcel "M" located therein, as shown in Amended Plat of Survey filed in Book 2010, Page 480 on March 9, 2010, in the Office of the Recorder of Madison County, Iowa; and Easement for access and utility purposes over a strip of land 40 feet in width located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 13, as more particularly described in easement agreement dated March 15, 2010, and recorded March 17, 2010, in Book 2010, Page 523 in the Office of the Recorder of Madison County, Iowa.