

**BK: 2017 PG: 3819**  
**Recorded: 12/5/2017 at 9:29:07.0 AM**  
**Fee Amount: \$17.00**  
**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

### SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **GARY G. HUNTER** and **MARILYN E. HUNTER**, husband and wife, do hereby convey an undivided one-half interest to **GARY G. HUNTER** and **MARILYN E. HUNTER**, AS CO-TRUSTEES OF THE **GARY G. HUNTER REVOCABLE TRUST DATED DECEMBER 1, 2017**, as it may be amended from time to time, and an undivided one-half interest to **MARILYN E. HUNTER** and **GARY G. HUNTER**, AS CO-TRUSTEES OF THE **MARILYN E. HUNTER REVOCABLE TRUST DATED DECEMBER 1, 2017**, as it may be amended from time to time, as tenants in common, in and to the following described real estate in Madison County, Iowa:

**See Exhibit "A" attached hereto and incorporated herein by reference (page 2),**


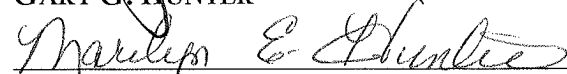
together with and subject to easements, covenants, conditions and restrictions of record.

Grantors do hereby covenant with grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

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.

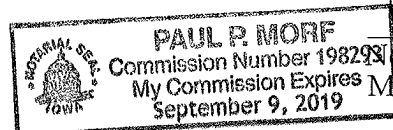
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 1, 2017

  
\_\_\_\_\_  
GARY G. HUNTER  
  
\_\_\_\_\_  
MARILYN E. HUNTER

STATE OF IOWA, COUNTY OF POLK, ss:

This instrument was acknowledged before me on the 1<sup>st</sup> day of December, 2017 by **GARY G. HUNTER** and **MARILYN E. HUNTER**, husband and wife.



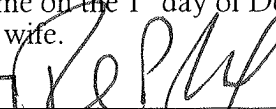
  
\_\_\_\_\_  
Notary Public in and for said State  
My Commission Expires: 9/9/2019

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.