



BK: 2018 PG: 317
Recorded: 1/29/2018 at 8:01:08.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Legacy Design Strategies, L.L.C.
9859 S. 168th Avenue
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

Dennis Leuwerke, Trustee
2814 201st Trail
Winterset, IA 50273

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration DENNIS D. LEUWERKE, a single person, GRANTOR(S), hereby conveys to DENNIS D. LEUWERKE, sole Trustee, or his successors in trust, under the DENNIS D. LEUWERKE LIVING TRUST, dated January 16, 2018, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

Parcel "D" located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown by the Plat of Survey recorded in Book 3, Page 914 of the Recorder's Office of Madison County, Iowa; LESS AND EXCEPT a parcel of land located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 30, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the North Quarter corner of Section 30, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 83°07'10" East, 80.57 feet along the North line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 30; thence South 22°43'36" East, 525.51 feet; thence South 8°10'50" West, 211.38 feet; thence South 40°01'26" West, 98.85 feet; thence South 72°31'31" West, 89.18 feet; thence North 35°17'26" West, 173.36 feet to a point on the West line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 30; thence North 0°22'05" West, 645.26 feet along the West line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 30 to the point of beginning. Said Parcel contains 3.566 acres, including 0.066 acres of County Road Right-of-way.

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 16th day of January, 2018.

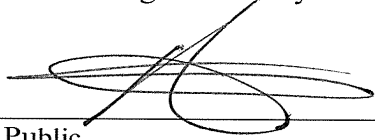


DENNIS D. LEUWERKE, Grantor

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this 16th day of January, 2018, before me, the undersigned Notary Public in and for said State, personally appeared DENNIS D. LEUWERKE 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

