

**BK: 2018 PG: 2041**  
**Recorded: 6/28/2018 at 12:28:51.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

Prepared by C. Christy Barton, 2516 Forum Blvd., Suite 101, Columbia, MO 65203, (573) 446-7350  
Return recorded deed to: The Barton Law Firm, 2516 Forum Blvd., Suite 101, Columbia, MO 65203  
Address tax statement: Larry P. Murphy, PO Box 912, Hartford, Iowa 50118.

## **WARRANTY DEED**

On June 12, 2018, Grantor **Larry P. Murphy**, of P.O. Box 912, Hartford, Iowa 50118, for estate planning purposes and without other consideration, hereby conveys to Grantee the **Larry Murphy Trust #1 Trust dated June 8, 2004**, P.O. Box 912, Hartford, Iowa 50118, the following real estate in **Madison County, Iowa**:

Lot Nine (9) and the North 6 Feet of Lot Eight (8) and the South Half (½) of Lot Ten (10) in Shaw's Addition to Winterset, Madison County, Iowa;

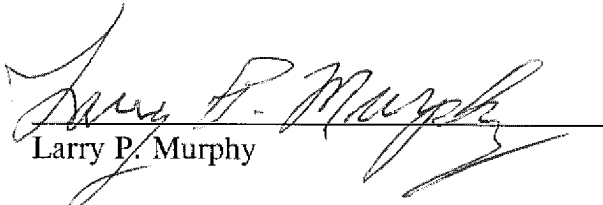
Subject to mortgages, declarations, covenants, restrictions, easements, reservations, rights, roadways, options, liens and any other encumbrances of record.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor further covenants to warrant and defend the real estate against the lawful claims of all persons (except as may be above stated).

**This conveyance is exempt from real estate transfer tax** under Iowa Code §428A.2, subsection 21, as no consideration is given for this deed.

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

Signed by the Grantor on the date first above written.

  
Larry P. Murphy

STATE OF IOWA            ]  
  ] ss.  
COUNTY OF WARREN    ]

This instrument was acknowledged before me on June 12, 2018, by Larry P. Murphy, an unmarried person.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

  
Notary Public

