

BK: 2019 PG: 2198
Recorded: 7/18/2019 at 11:28:48.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
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:

Shelley & Lawrence Molln, Trustees
1843 Highway 169 North
Winterset, IA 50273

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, LAWRENCE D. MOLLN and SHELLEY R. MOLLN, husband and wife, GRANTOR(S), hereby convey to SHELLEY R. MOLLN and LAWRENCE D. MOLLN, Trustees of the SHELLEY R. MOLLN LIVING TRUST, dated May 16, 2019, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

The West 57 acres of the South Half of the Northeast Quarter (S ½ NE ¼), the East 4 acres of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE ¼ NE ¼ SW ¼) and the North Three-fourths (3/4) of the Southeast Quarter (SE ¼) EXCEPT that part lying East of the Public Highway, all in Section 20, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT for a tract of land described as follows: Parcel "D" located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89°55'57" West along the North line of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of said Section 20, 461.80 feet; thence South 0°45'00" West, 16.00 feet; thence South 13°41'40" East, 97.48 feet to the Point of Beginning; thence South 89°59'34" West, 401.22 feet; thence South 13°45'00" East, 560.25 feet; thence North 89°59'34" East 406.00 feet; thence North 29°46'33" West, 18.72 feet; thence North 13°41'40" West, 543.40 feet to the Point of Beginning; AND

Parcel "E" located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 89°55'57" West 461.80 feet; thence South 0°45'00" West, 16.00 feet; thence South 13°41'40" East, 97.48 feet to the Northeast Corner of existing Parcel "D"; thence South 89°59'34" West, 401.22 feet along the North line of existing Parcel "D" to the Point of Beginning; thence South 89°54'34" West 434.81 feet; thence South 13°43'56" East 560.16 feet; thence North 89°59'34" East 435.00 feet to the Southwest Corner of existing Parcel "D"; thence North 13°45'00" West 560.25 feet to the Point of Beginning, containing 5.434 acres; AND

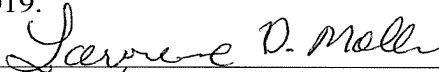
The East 120 acres of the Southwest Quarter (SW ¼) of Section 8, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM the following described tract of land, to-wit: Beginning at a point on the quarter section line 460 feet South of the center point of said Section 8, running thence West 174 feet, thence South 340 feet, thence East 174 feet, thence North on the quarter section line to the point of beginning; AND

The East 23 acres of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 20, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.


**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 27th day of June, 2019.



LAWRENCE D. MOLLN, Grantor

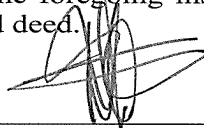


SHELLY R. MOLLN, Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

On this 27th day of June, 2019, before me, the undersigned Notary Public in and for said State, personally appeared LAWRENCE D. MOLLN and SHELLEY R. MOLLN 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

