

**BK: 2019 PG: 2200**  
**Recorded: 7/18/2019 at 12:42:57.0 PM**  
**Pages 1**  
**County Recording Fee: \$12.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$15.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Prepared by & Return To: William E. Bump, Bump & Bump, LLP, Box 366, Stuart, IA 50250 (515) 523-2843**  
**Address Tax Statement: Vivian J. Clausen Trustee, 1175 120<sup>th</sup> Street, Dexter, IA 50070**

## **WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Vivian J. Clausen, a single individual, does hereby Convey to Vivian J. Clausen, or her successors, as Trustee of the Vivian J. Clausen Revocable Trust, dated July 18, 2019, the following described real estate in Madison County, Iowa:

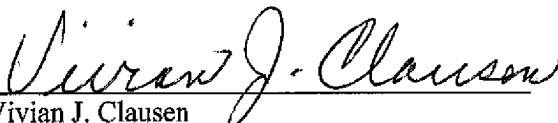
The Southeast Quarter (SE $\frac{1}{4}$ ) and the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

**This deed is exempt according to Iowa Code 428A.2(21).**

Grantor 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

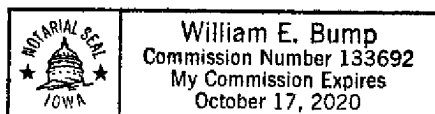
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

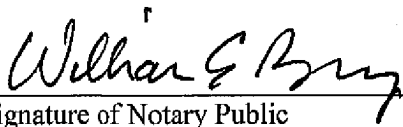
Dated: July 18, 2019

  
Vivian J. Clausen

**STATE OF IOWA, COUNTY OF ADAIR**

This record was acknowledged before me on July 18, 2019, by Vivian J. Clausen.



  
Signature of Notary Public