



Document 2019 2520

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, PO Box 230, Winterset, IA 50273

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Shirley G. Henry, 2461 Millstream Avenue, Winterset, IA 50273

☒ **Return Document To:** (Name and complete address)

Shirley G. Henry, 2461 Millstream Avenue, Winterset, IA 50273

Grantors:

Larry H. Utsler

Grantees:

Shirley G. Henry

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of ----\$1.00---- Dollar(s) and other valuable consideration, Larry H. Utsler, Trustee, of the Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019 do hereby Convey to Shirley G. Henry

the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21). A tract of land located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.011 acres, as shown in Corrected Boundary Retracement Survey filed in Book 2019, Page 2464 on August 9, 2019, in the Office of the Recorder of Madison County, Iowa.



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.

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: August 13, 2019

Larry H. Utsler

(Grantor)

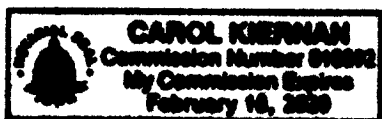
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 13, 2019, by Larry H. Utsler



Signature of Notary Public