

BK: 2020 PG: 1398
Recorded: 4/24/2020 at 3:49:32.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$6.98
Combined Fee: \$28.98
Revenue Tax: \$191.20
LISA SMITH RECORDER
Madison County, Iowa

Return To: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer: John M. & Shari J. Paule Revocable Trust, 3500 Pommel Place, West Des Moines, IA 50265

Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731



WARRANTY DEED

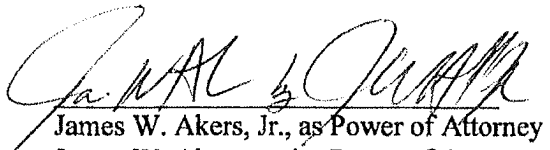
For the consideration of ---\$120,000--- Dollar(s) and other valuable consideration, James W. Akers and Mary JoAnn Akers, Husband and Wife, do hereby Convey to John M. & Shari J. Paule Revocable Trust, under Trust Agreement dated May 18, 2006, the following described real estate in Madison County, Iowa:

See attached

Grantors 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: 4-23-2020.

 P.O.A.
James W. Akers, Jr., as Power of Attorney for
James W. Akers, under Power of Attorney dated
March 26, 2020, Grantor

Mary JoAnn Akers by James W. Akers, Jr. P.O. A.

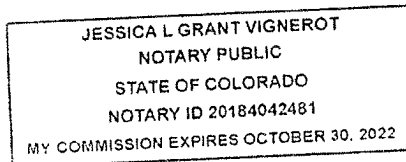
James W. Akers, Jr., as Power of Attorney for
Mary JoAnn Akers, under Power of Attorney
dated March 26, 2020, Grantor

STATE OF **COLORADO**, COUNTY OF ADAMS

This record was acknowledged before me on APRIL 23 2020, by James W. Akers, Jr. as Power of Attorney for James W. Akers and Mary JoAnn Akers, under Power of Attorney dated March 26, 2020.

Jessica L. Grant Vignerot

Signature of Notary Public



A tract of land located in the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eight (8), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows to-wit: Commencing as a point of reference at the West Quarter Corner of said Section Eight (8), thence North $82^{\circ}42'00''$ East, 3894 feet to the point of beginning on the South line of the Northeast Quarter ($\frac{1}{4}$) of said Section Eight (8), thence North $01^{\circ}41'30''$ West, 289.03 feet, thence North $86^{\circ}40'40''$ East, 69.73 feet, thence North $02^{\circ}26'00''$ West 529.95 feet, thence South $54^{\circ}19'20''$ East 1139.38 feet, thence South 37.27 feet to a point on the South line of said Northeast Quarter ($\frac{1}{4}$), thence South $82^{\circ}52'00''$ West, along said South line 971.64 feet to the point of beginning, containing 9.228 acres, including road right of way.