

BK: 2021 PG: 2614
Recorded: 6/24/2021 at 1:13:26.0 PM
Pages 3
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

WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Erin C. Herbold, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266,
Phone: (515) 271-5908

Taxpayer Information: (name and complete address)

Lance T. Lauterbach and Sherry S. Lauterbach, 35448 Old Portland Road, Van Meter, Iowa
50261

Return Document To: (name and complete address)

Lance T. Lauterbach and Sherry S. Lauterbach, 35448 Old Portland Road, Van Meter, Iowa
50261

Grantors:

Lance T. Lauterbach and Sherry S. Lauterbach, husband and wife.

Grantees:

Lance T. Lauterbach and Sherry S. Lauterbach, Trustees of the Lance T. Lauterbach Property
Management Trust under Agreement dated June 17, 2021.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Lance T. Lauterbach and Sherry S. Lauterbach, husband and wife, do hereby Convey to Lance T. Lauterbach and Sherry S. Lauterbach, Trustees of the Lance T. Lauterbach Property Management Trust under Agreement dated June 17, 2021, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, one-half of the right, title, and interest in the following described real estate in Madison County, Iowa:

Northwest Fractional Quarter (NW Fr 1/4) of Section Four (4), Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" of the Survey of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 515 in the Office of the Madison County Recorder, also described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" West along the South line of the Northwest Quarter of said Section Four (4), a distance of 200.00 feet; thence North 00°38'24" West parallel to the East line of the Northwest Quarter of said Section Four (4), a distance of 233.00 feet; thence South 90°00'00" East parallel to the South Line of the Northwest Quarter of said Section Four (4), a distance of 200.00 feet to a point on the East line of the Northwest Quarter of said Section Four (4); thence South 00°38'24" East along the East line of the Northwest Quarter of said Section Four (4), a distance of 233.00 feet to the Point of Beginning, Containing 1.07 acres including 0.15 acres of Road Right of Way, AND EXCEPT A tract of land in the Northwest Fractional Quarter (NW Fr 1/4) of the Northwest Quarter (NW1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 937.44 feet along the West line of the Northwest Quarter (NW1/4) of said Section Four (4); thence North 88°17'17" East 256.96 feet; thence North 00°53'02" West 331.88 feet; thence South 88°50'40" West 50.81 feet; thence North 00°00'27" East 597.44 feet to the North line of the Northwest Quarter (NW1/4) of said Section Four (4); thence North 89°34'15" West 201.01 feet to the point of beginning. Said tract of land contains 4.714 Acres including 0.469 Acres of public highway right of way.

This deed is exempt according to Iowa Code 428A.2(13).

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.

Signature page to follow.

Dated: June 17 2021

[Signature]
Lance T. Lauterbach (Grantor)

Dated: 6-17-21

[Signature]
Sherry S. Lauterbach (Grantor)

STATE OF IOWA, COUNTY OF DALLAS, SS:

This record was acknowledged before me this 17 day of June, 2021,
by Lance T. Lauterbach and Sherry S. Lauterbach (Grantors).

[Signature]
Notary Public in and for the State of Iowa

