

BK: 2021 PG: 3980
Recorded: 9/23/2021 at 12:03:04.0 PM
Pages 1
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
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: Peggy A. Wells, Trustee, 804 Brown Street, Dexter, IA 50070

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Peggy A. Wells, a single individual, does hereby Convey to Peggy A. Wells, or her successors, as Trustee of the Peggy A. Wells Revocable Trust, dated September 23, 2021, the following described real estate in Madison County, Iowa:

My undivided one-half interest in and to:

The Northwest Quarter (NW¼) of Section Eight (8), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa;

And

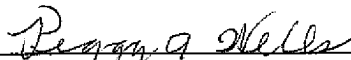
The South Half (S½) of the Southwest Quarter (SW¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., Madison County, Iowa.

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.

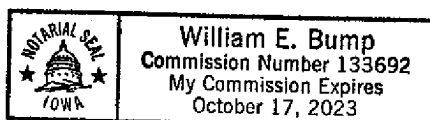
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

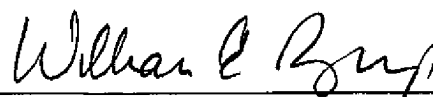
Dated: September 23, 2021


Peggy A. Wells

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on September 23, 2021, by Peggy A. Wells.




Signature of Notary Public