

BK: 2022 PG: 1095
Recorded: 4/14/2022 at 3:41:50.0 PM
Pages 2
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

PREPARED BY and RETURN TO:

Matt Molettiere
Legacy Design Strategies, L.L.C.
9859 S. 168th Avenue
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

John Eric Brant, Trustee
3191 Terrace Lane
Truro, IA 50257

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, JOHN E. BRANT a/k/a JOHN ERIC BRANT, a single person, GRANTOR(S), hereby convey to JOHN ERIC BRANT, Trustee of the JOHN ERIC BRANT LIVING TRUST dated April 12, 2022, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$); and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); and the East Half of the Northeast Quarter of the Southwest Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section 29, in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; AND

The Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; AND

The Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; AND

The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 31, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; AND

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 19, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; AND

Commencing at a point 68 rods North of the Southeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, running thence North 92 rods, thence West on the Section line 160 rods, thence South to a point 52 rods North of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$), thence in an Easterly direction to the place of beginning; and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 29, all in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration

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

EXECUTED this 12th day of April, 2022.

John Eric Brant
JOHN E. BRANT a/k/a JOHN ERIC BRANT,
Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

On this 12th day of April, 2022, before me, the undersigned Notary Public in and for said State, personally appeared JOHN E. BRANT a/k/a JOHN ERIC BRANT to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.

Notary Public

