

BK: 2022 PG: 163
Recorded: 1/17/2022 at 10:14:46.0 AM
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
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Don R. and Karen S. Yonker
2372 Elmwood Avenue
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Don R. Yonker
Karen S. Yonker

Grantees:

Don and Karen Yonker Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)----- Dollar(s)
 and other valuable consideration, DON R. YONKER and KAREN S. YONKER, husband and wife,
do hereby Convey to
Don R. Yonker and Karen S. Yonker as Trustees of the DON AND KAREN YONKER REVOCABLE
TRUST dated May 20, 2003 the following described real estate in
Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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 on January 13, 2022.

Don R Yonker
 Don R. Yonker (Grantor)

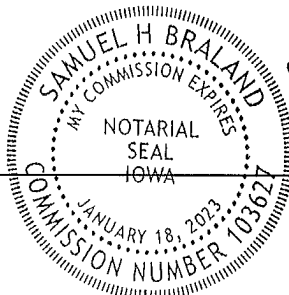
Karen S. Yonker
 Karen S. Yonker (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 13, 2022, by Don R. Yonker
and Karen S. Yonker



[Signature]
 Signature of Notary Public

Exhibit "A"

The North Half of the Southwest Quarter ($N\frac{1}{2} SW\frac{1}{4}$) of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land described as commencing at the Northwest Corner of the Southwest Quarter ($SW\frac{1}{4}$) of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence South along the west line of said Southwest Quarter ($SW\frac{1}{4}$) 1153.2 feet to the Point of Beginning; thence East 316.4 feet; thence South 160.0 feet; thence West 316.4 feet to the west line of said Southwest Quarter ($SW\frac{1}{4}$), thence North 160.0 feet to the Point of Beginning, containing 1.1621 acres including 0.1621 acres of County Road Right-of-way.

And

The South 160 feet of the West 316.4 feet of the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4} SW\frac{1}{4}$) of Section 11, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa.