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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED Recorder's Cover Sheet

Preparer Information: Lisa J. Maguire, 300 South Phillips Avenue, Suite 300, P.O. Box 5027, Sioux Falls, South Dakota 57117-5027; (605) 336-3890

Taxpayer Information: Paul C. Olson and Claudia V. Olson, Trustees of the Olson Family Revocable Trust, 814 Avenue K, Hawarden, Iowa 51023; (712) 551-4788

Return Document to: Lisa J. Maguire, 300 South Phillips Avenue, Suite 300, P.O. Box 5027, Sioux Falls, South Dakota 57117-5027; (605) 336-3890

Grantors:

Paul C. Olson and Claudia V. Olson
814 Avenue K
Hawarden, IA 51023

Grantees:

Paul C. Olson and Claudia V. Olson, Trustees of
the Olson Family Revocable Trust
814 Avenue K
Hawarden, IA 51023

Legal Description: The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-four (24), excepting therefrom commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence South 16 rods, thence in a northeasterly direction to a point 40 rods East of said Northwest Corner, thence West 40 rods to said Corner, containing in all 2 acres, and the East 60 Acres of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Document or instrument number of previously recorded document: 002875, Book 2003, Page 2875

WARRANTY DEED

Paul C. Olson and Claudia V. Olson, husband and wife, Grantors, of Sioux County, State of Iowa, for and in consideration of One Dollar and other good and valuable consideration, hereby convey to **Paul C. Olson and Claudia V. Olson, Trustees of the Olson Family Revocable Trust**, under Agreement dated July 16, 2012, as the same has been and may hereafter be amended, Grantees, of 814 Avenue K, Hawarden, Iowa 51023, the following described real estate in the County of Madison, State of Iowa:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-four (24), excepting therefrom commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence South 16 rods, thence in a northeasterly direction to a point 40 rods East of said Northwest Corner, thence West 40 rods to said Corner, containing in all 2 acres, and the East 60 Acres of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This real property is subject to the reservation of $\frac{1}{2}$ of the oil, gas and other hydrocarbons and minerals set forth in a Deed from Union Central Life Insurance Company Dated February 21, 1957, and recorded March 8, 1957, in Deed Record 88 on Page 380 in the office of the Madison County, Iowa, Recorder.

Grantors 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.

Exempt from Declaration pursuant to Iowa Code § 428A.2(21) - consideration less than \$500.00.

Dated this 16th day of July, 2012.

Paul C. Olson

Paul C. Olson, Grantor

Claudia V. Olson

Claudia V. Olson, Grantor

STATE OF SOUTH DAKOTA)

: SS

COUNTY OF MINNEHAHA)

On this, the 16th day of July, 2012, before me, the undersigned, a Notary Public in and for the state of South Dakota, personally appeared Paul C. Olson and Claudia V. Olson, 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.

Lisa J. Maguire
Lisa J. Maguire
Notary Public - South Dakota

