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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

Taxpayer Information: (Name and complete address)

Roy F. Dwyer and Wanona A. Dwyer Trust, 2455 Deer Run Ave., Winterset, IA 50273

✓✓

Return Document To: (Name and complete address)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

Grantors:

Roy F. Dwyer
Wanona A. Dwyer

Grantees:

Roy F. Dwyer and
Wanona A. Dwyer Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) ----- Dollar(s) and other valuable consideration,
Roy F. Dwyer and Wanona A. Dwyer, husband and wife
do hereby Convey to
Roy F. Dwyer and Wanona A. Dwyer Trust
the
following described real estate in Madison County, Iowa:

The South Half (S $\frac{1}{2}$), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and All that part of the East Three-fourths (E $\frac{3}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) lying and being South of the main channel of Middle River, in Section Sixteen (16), and the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty (20), and the West Half (W $\frac{1}{2}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the West 67 Acres of the Northeast Quarter (NE $\frac{1}{4}$), except Railroad Right-of-Way, of Section Twenty-one (21), Township Seventy-five (75) 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).

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: June 5, 2013

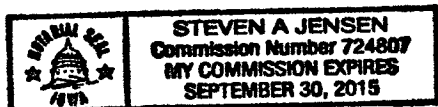
Roy F. Dwyer
Roy F. Dwyer (Grantor)

Wanona A. Dwyer
Wanona A. Dwyer (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ADAIR
This instrument was acknowledged before me on June 5, 2013, by Roy F. Dwyer
and Wanona A. Dwyer, husband and wife



[Signature], Notary Public