



Document 2018 2422

Book 2018 Page 2422 Type 03 001 Pages 2

Date 7/26/2018 Time 2:52:35PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$599.20

ANNO

Rev Stamp# 303 DOV# 308

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

E **Return Document To:** First American Bank, as Trustee of the Gregory J. Clarke, 12333 University Ave, Clive, IA 50325

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: First American Bank, as Trustee of the Gregory J. Clarke, 12333 University Ave, Clive, IA 50325

$\frac{1}{1}$

WARRANTY DEED

For the consideration of ---\$375,000.00--- Dollar(s) and other valuable consideration, Richard V. Hanson and Mary Lou Hanson, husband and wife do hereby Convey to First American Bank, as Trustee of the Gregory J. Clarke 2011 Exempt Trust Under Agreement Dated December 1, 2011 the following described real estate in Madison County, Iowa:

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 586 on May 31, 2000, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located therein, containing 0.12 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1409 on May 7, 2018 in the Office of the Recorder of Madison County, Iowa; AND all that part of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying East of the public highway as now located across said 40 acre tract; in Section Twenty (20), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, 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.

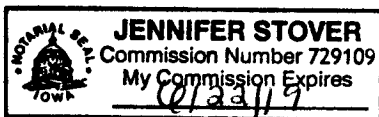
Dated: 7/24/18.

Kimberly A. Petersen
Richard V. Hanson by Kimberly A. Petersen,
Agent

Kimberly A. Petersen
Mary Lou Hanson by Kimberly A. Petersen,
Agent

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/24/18, by Kimberly A. Peterson, Agent for Richard V. Hanson and Mary Lou Hanson.



Jennifer Stover
Signature of Notary Public