

BK: 2020 PG: 2407
Recorded: 7/7/2020 at 10:38:03.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
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)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-4555

Taxpayer Information: (Name and complete address)

Bruce G. Austin Revocable Trust, 3378 197th Ct., Prole, IA 50229

Return Document To: (Name and complete address)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:

Bruce G. Austin

Grantees:

Bruce G. Austin Revocable 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, Bruce G. Austin, a single individual
Bruce G. Austin, as Trustee of the Bruce G. Austin Revocable Trust do hereby Convey to
Bruce G. Austin, as Trustee of the Bruce G. Austin Revocable Trust
 the following described real estate in
Madison County, Iowa:

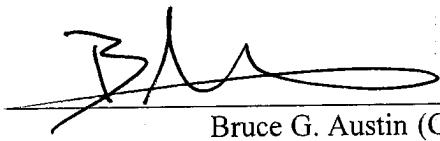
See Exhibit "A" attached hereto and incorporated herein by this reference.

Consideration less than \$500.00.
 No revenue stamps required.

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 7-2-20.

 (Grantor)


 Bruce G. Austin (Grantor)

 (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF Polk
 This record was acknowledged before me on July 2, 2020, by Bruce G. Austin,
 a single individual



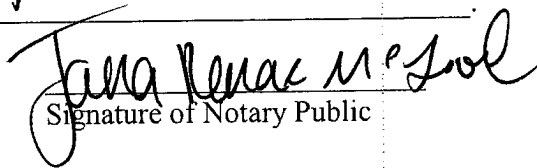

 Signature of Notary Public

EXHIBIT "A"

LOT TWO (2) OF BEVINGTON ESTATES, A SUBDIVISION LOCATED IN THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA;

AND

LOT THREE (3) OF BEVINGTON ESTATES, A SUBDIVISION LOCATED IN THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA;

AND

AUDITOR'S PARCEL LETTER "H", LOCATED IN THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 6.77 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2013, PAGE 2623 ON SEPTEMBER 6, 2013, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;

AND

MY UNDIVIDED ONE-HALF INTEREST IN:

THE SOUTHWEST QUARTER ($\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($\frac{1}{4}$) OF THE NORTHEAST QUARTER ($\frac{1}{4}$) AND ALL THAT PART OF THE SOUTH HALF ($\frac{1}{2}$) OF THE SOUTHEAST QUARTER ($\frac{1}{4}$) OF THE NORTHWEST QUARTER ($\frac{1}{4}$) LYING EAST OF THE PUBLIC HIGHWAY RUNNING THROUGH SAID 20-ACRE TRACT, EXCEPT A TRACT COMMENCING 400 FEET WEST OF THE NORTHEAST CORNER OF SAID 20-ACRE TRACT, THENCE SOUTH AT RIGHT ANGLE TO THE NORTH LINE THEREOF 75 FEET, THENCE WESTERLY ALONG A STRAIGHT LINE 411.8 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SAID PUBLIC HIGHWAY, THENCE NORTH ALONG SAID RIGHT OF WAY LINE 72 FEET TO THE NORTH LINE OF SAID 20-ACRE TRACT, THENCE EAST 428.5 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SECTION FOURTEEN (14) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.