



Document 2021 228

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Date 1/20/2021 Time 8:24:46AM

Rec Amt \$12.00 Aud Amt \$25.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Taxpayer: William G. Keating and Shirley A. Keating, 2407 255th Street, Winterset, IA 50273

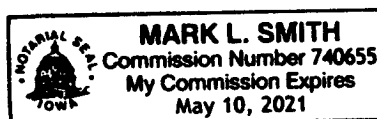
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone:
(515) 462-3731For the consideration of ---\$1.00--- Dollar(s) and other valuable
consideration, William G. Keating and Shirley Ann Keating, husband and wifedo hereby Convey to
William G. Keating Revocable Trustthe following described real estate in
Madison County, Iowa: See 1 in Addendum

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 1/18/2021

William G. Keating
William G. Keating (Grantor)Shirley Ann Keating
Shirley Ann Keating (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/18/2021, by William G.
Keating and Shirley Ann KeatingMark L. Smith
Signature of Notary Public

Addendum

1. This deed is exempt according to Iowa Code 428A.2(21). AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

Parcel "B" located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.92 acres, as shown in Plat of Survey filed in Book 2005, Page 5517 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa.

AND

The North 50 feet of Lots Five (5) and Six (6) in Block Two (2) of Bowlsby's Addition to the City of Winterset, Madison County, Iowa;

AND

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21); AND the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty (20); AND the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the West One fourth ($\frac{1}{4}$) of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24); ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.