

BK: 2021 PG: 3944
Recorded: 9/21/2021 at 8:03:46.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Ann C. Spellman
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004
Phone: (515) 246-5866

Taxpayer Information: (name and complete address)

Thomas E. Jordison
2404 Walnut Trail
Saint Charles, IA 50240

Return Document To: (name and complete address)

Ann C. Spellman
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004

Grantors:

Thomas E. Jordison

Grantees:

Thomas E. Jordison, or his successor(s), as Trustee of the
Thomas E. Jordison Revocable Trust U/A/D February 1, 2021

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Thomas E. Jordison, a single person, does hereby convey to Thomas E. Jordison, or his successor(s), as Trustee of the Thomas E. Jordison Revocable Trust U/A/D February 1, 2021, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See **Exhibit "A"** for legal description.

This deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §428A.2.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

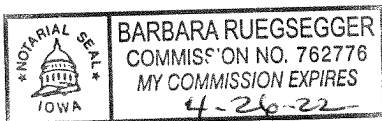
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated the 1st day of February, 2021.


Thomas E. Jordison

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me this 1st day of February, 2021, by Thomas E. Jordison, a single person.




Notary Public

Exhibit "A"

The Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 12, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Subject to all easements, right-of-way, protective covenants and mineral reservations of record, if any.

(Locally known as 2404 Walnut Trail, Saint Charles, Iowa.)

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 12, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Subject to all easements, right-of-way, protective covenants and mineral reservations of record, if any.

AND

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.