



Document 2022 2922

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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓

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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Space above for recording data

By: Timothy L. Gartin, Att'y at Law, 409 Duff, Ames, IA 50010 (515)232-2501

Send Tax Stmt. To: Stanley D. Pearson and Marjorie J. Pearson, 2932 105th Street, Van Meter, IA 50261

Return to: Stanley E. Pearson and Marjorie J. Pearson, 2932 105th Street, Van Meter, IA 50261

Warranty Deed

KNOW ALL PERSONS THAT BY THIS INSTRUMENT: **Stanley Pearson and Marjorie Pearson**, a married couple, for NO consideration CONVEY(S) to **Stanley D. Pearson and Marjorie J. Pearson**, as **Trustees of the Pearson Family Revocable Trust Established September 30, 2022**, the following described real estate in Madison County, Iowa:

See Exhibit "A"

This deed is without consideration in the formation of a revocable grantor trust and is therefore exempt under §428A.2(21).

Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Stanley Pearson
Stanley D. Pearson

September 30, 2022
Date

Marjorie J. Pearson
Marjorie J. Pearson

September 30, 2022
Date

State of Iowa, County of Story) SS

This instrument was acknowledged before me on SEPT. 30, 2022, by
and Stanley Pearson and Marjorie Pearson.

Sign name here
Print name here

[Signature]

Notary Public in and for said State and County
My commission expires: _____



Timothy L. Gartin
Commission Number 185505
My Commission Expires
July 10, 2023

Pearson to Pearson Family Trust – Exhibit “A”

All that part of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying South of the East and West public highway as the same presently extends through said real estate, **except** the West 300 feet thereof.

AND

Parcel “E” located in the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 57.25 acres, as shown in the Plat of Survey filed in Book 2005, Page 4431 on September 14, 2005, in the Office of the Recorder of Madison County, Iowa.