



BK: 2022 PG: 3113
Recorded: 10/25/2022 at 12:59:16.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309
Phone: 515-246-4555

Taxpayer Information: Stella Vicanovic Revocable Trust, 3379 130th Street, Cumming, IA 50061

Return Document To: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

Grantors: Stella Vicanovic

Grantees: Stella Vicanovic Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2011 PG 1637; BK 2011 PG 1638



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Stella Vicanovic**, a single person, does hereby convey to **Stella Vicanovic, as Trustee of the Stella Vicanovic Revocable Trust**, the following described real estate in **Madison County, Iowa**:

This deed is exempt according to Iowa Code 428A.2(21).

Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.672 acres, as shown in Plat of Survey filed in Book 2002, Page 6079 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" in the Southeast Quarter of the Southeast Quarter of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of Section 13, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence South 83°11'20" West 365.02 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 13 to the Point of Beginning; Thence North 00°20'21" East 601.63 feet; thence South 83°11'20" West 363.04 feet; thence South 00°31'33" West 601.88 feet to a point on the South line of the Southeast Quarter of the Southeast Quarter of said Section 13; thence North 83°11'20" East 365.02 feet to the Point of Beginning containing 4.989 acres including 0.277 acres of County road right-of-way;

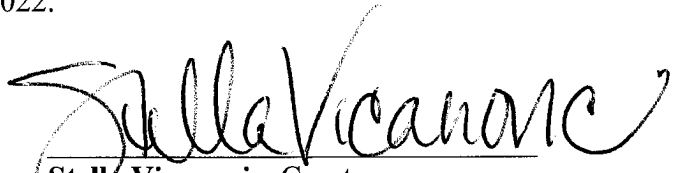
Subject to easements and restrictions of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

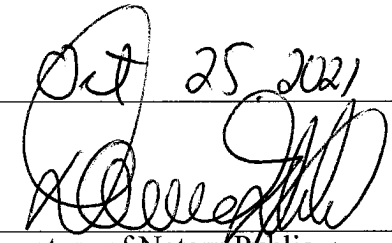
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/25, 2022.


Stella Vicanovic, Grantor

STATE OF IOWA, COUNTY OF POLK) ss:

This record was acknowledged before me on Oct 25, 2022, 2022,
by Stella Vicanovic, a single person.


Signature of Notary Public

