

BK: 2022 PG: 3715
Recorded: 12/27/2022 at 8:05:52.0 AM
Pages 2
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

Prepared by: & Return To: William E. Bump, Bump & Bump, LLP, Box 366, Stuart, IA 50250 (515) 523-2843
Address Tax Statement: Lee R.H. Carter, Trustee, 1327 Adair-Madison Ave., Dexter, IA 50070

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Lee R.H. Carter, a single person, does hereby Convey to Lee R.H. Carter Trustee of the Lee R.H. Carter Revocable Trust, dated December 22, 2022, the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

And

The Northwest Fractional Quarter ($\frac{1}{4}$) and the West 10 acres of the Northeast Quarter ($\frac{1}{4}$) of Section Nineteen (19) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" of the West Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

And

The Southwest Fractional Quarter ($\frac{1}{4}$) and the West Twenty (20) Acres of the Southeast Quarter ($\frac{1}{4}$) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcels "B" and "C" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Nineteen (19), containing 3.01 acres each, as shown in Plat of Survey filed in Book 2015, Page 1741 on June 24, 2015 in the Office of the Recorder of Madison County, Iowa;

And

The North 92 and 52/100ths acres of the Fractional Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 5.03 acres, as shown in Amended Plat of Survey filed in Book 2009, Page 3161 on October 19, 2009, in the Office of the Recorder of Madison County, Iowa.

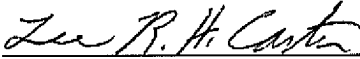
This deed is exempt according to Iowa Code 428A.2(21).

Grantor does 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.

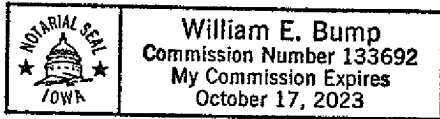
Dated: December 22, 2022




Lee R.H. Carter

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on December 22, 2022, by Lee R.H. Carter.





Signature of Notary Public