



Document 2022 649

Book 2022 Page 649 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: The A. John Martin Living Trust, 2505 Lisbon Lane, Alexandria, VA
22306

✓ **Return Document To:** The A. John Martin Living Trust, 2505 Lisbon Lane, Alexandria, VA
22306

Grantors: A. John Martin and Becky L. Martin

Grantees: A. John Martin as trustee of The A. John Martin Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, A. John Martin and Becky L. Martin, Husband and Wife, do hereby Convey to A. John Martin, Trustee of The A. John Martin Living Trust dated November 23, 2021, the following described real estate in Madison County, Iowa:

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

The Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXECPT the following-described tracts, to-wit:

1. A tract of land located in the North Half ($\frac{1}{2}$) of said Section Thirty (30) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 28.778 acres, as shown in Plat of Survey filed in Book 2, Page 205 on July 24, 1990 in the Office of the Recorder of Madison County, Iowa;
2. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 230 on February 22, 1991 in the Office of the Recorder of Madison County, Iowa;
3. The North 280.5 feet of the East 278 feet of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30);
4. The West $26 \frac{2}{3}$ rods of the South 12 rods of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31);
5. A tract of land located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30) and more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), running thence North 78 rods, thence West 50 rods, thence North 32 rods, thence West 3 rods, thence North 50 rods to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence West to the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence South 160 rods to the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence East to the point of beginning.

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.

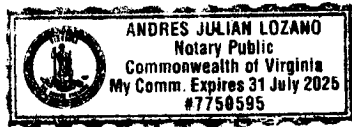
Dated: 02/28/2022.

A. John Martin
A. John Martin, Grantor

Becky L. Martin
Becky L. Martin, Grantor

STATE OF Virginia, COUNTY OF Fairfax

This record was acknowledged before me on Feb. 28, 2022 by
A. John Martin and Becky L. Martin.



[Signature]
Signature of Notary Public