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Date 3/29/2022 Time 2:23:15PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$172.00

Rev Stamp# 102 DOV# 97

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

1/2 ✓ \$108,000.00
 Prepared by/Return To: Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
 Taxpayer: North River Development, LLC, 1484 McBride Road, Van Meter, IA 50261



TRUSTEE WARRANTY DEED

1/4 For the consideration of One Dollar(s) and other valuable consideration, Carole A. Tillotson, Trustee of the Revocable Trust of Karla E. Tillotson, dated October 1, 2017, does hereby Convey to North River Development, LLC, an Iowa limited liability company, the following described real estate in Madison County, Iowa:

AN UNDIVIDED 1/18 INTEREST IN AND TO:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

The North Half (1/2) of the Southeast Quarter (1/4); the Southwest Quarter (1/4) of the Southeast Quarter (1/4); the South Half (1/2) of the Northeast Quarter (1/4); the East Half (1/2) of the Southwest Quarter (1/4); and all that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) lying East of the Public Highway and all that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) which lies East of the middle of the old channel of North River and East of said Public Highway and all that part of the East Half (1/2) of the Northwest Quarter (1/4) lying South of the old channel of North River; all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

THE ABOVE REAL PROPERTY HAS ALSO BEEN DESCRIBED AS THE FOLLOWING:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

And

The North Half (1/2) of the Southeast Quarter (1/4); Southwest Quarter (1/4) of the

Southeast Quarter (1/4); the South Half (1/2) of the Northeast Quarter (1/4); the Northeast Quarter (1/4) of the Southwest Quarter (1/4); the Southeast Quarter (1/4) of the Southwest Quarter (1/4); the Northwest Quarter (1/4) of the Southwest Quarter except the West 25.16 acres and 1.02 acres-of road; the portion of the East Half (1/2) of the Northwest Quarter (1/4) which lies South of the old channel of North River, and the East part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) which lies South of the old channel of North River; all in Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants, restrictions, and plats of record.

The grantor hereby covenants 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.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: March 25, 2022.

Revocable Trust of Karla E. Tillotson, dated
October 1, 2017

By [Signature]
Carole A. Tillotson, Trustee

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on March 24th, 2022 by Carole A. Tillotson, Trustee of the Revocable Trust of Karla E. Tillotson, dated October 1, 2017.



[Signature]
Signature of Notary Public
1325344