



Document 2023 2002

Book 2023 Page 2002 Type 03 001 Pages 3

Date 8/24/2023 Time 8:22:08AM

Rec Amt \$17.00 Aud Amt \$15.00

INDX

ANNO

SCAN

BRANDY MACUMBER, 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: W. Dean Moore and Eileen E. Moore Family Trust, 2493 Knoll Ridge
Trl., Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: W. Dean Moore and Eileen E. Moore

Grantees: W. Dean Moore and Eileen E. Moore Family 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, W. Dean Moore and Eileen E. Moore, husband and wife, do hereby Convey to W. Dean Moore and Eileen E. Moore, Trustees of the W. Dean Moore and Eileen E. Moore Family Trust dated the 23 day of August, 2023 the following described real estate in Madison County, Iowa:

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$); and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); and the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); **ALL IN** Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **EXCEPT** all that part thereof conveyed for highway purposes as shown in Warranty Deed filed in Book 104, Page 496 on January 8, 1975, in the Office of the Recorder of Madison County, Iowa.

AND

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND** the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND** the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND** the South 19 acres of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND** the South 34 acres of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND** the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **EXCEPT** all that part of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) conveyed for highway purposes as shown in Warranty Deed filed in Book 104, Page 491, on January 2, 1975, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** the South 660 feet of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND EXCEPT** the North 660 feet of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); **AND EXCEPT** all that part of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) conveyed for highway purposes as shown in Warranty Deed filed in Book 104, Page 427, on November 20, 1947, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** all that part of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) conveyed for highway purposes as shown in Warranty Deed filed in Book 104, Page 496 on January 8, 1975, in the Office of the Recorder of Madison County, Iowa.

AND

The Southwest Quarter (¼) of the Northwest Quarter (¼), and the West Half (½) of the Southwest Quarter (¼), **ALL IN** Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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: 8/23/2023.

W Dean Moore
W. Dean Moore, Grantor

Eileen E. Moore
Eileen E. Moore, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/23/2023 by
W. Dean Moore and Eileen E. Moore.

Mark L. Smith
Signature of Notary Public

