



Document 2023 2913

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Date 11/30/2023 Time 8:00:13AM

Rec Amt \$17.00 Aud Amt \$5.00

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:** Sherron L. Garr Revocable Trust, 3034 Clark Tower Road, Winterset,  
IA 50273

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

**Grantors:** Sherron L. Garr

**Grantees:** Sherron L. Garr Trustee of Sherron L. Garr Revocable Trust Dated November,  
29, 2023.

**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, Sherron L. Garr, single, does hereby Convey to Sherron L. Garr Trustee of Sherron L. Garr Revocable Trust Dated November, 29, 2023, the following described real estate in Madison County, Iowa:

See Exhibit A for legal description.

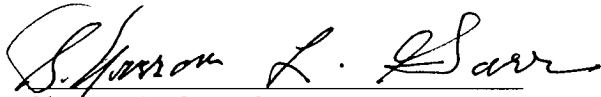
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

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.

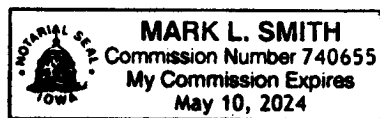
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 11-29-23.

  
Sherron L. Garr, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/29/2023 by Sherron L. Garr.



  
Signature of Notary Public

**EXHIBIT****A**

Parcel "A" - Part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-eight (28) Madison County, Iowa, more particularly as follows: Beginning at a point that is North 89° 19' East 22 feet from the Northwest Corner of the Southwest Quarter (1/4) of said Section Thirteen (13), thence North 89° 19' East 292 feet, thence South 00° 37' East 149 feet, thence North 89° 19' East 8.2 feet, thence South 00° 37' East 149 feet, thence North 89° 19' East 8.2 feet, thence South 00° 37' East 480 feet, thence South 89° 19' West 272.3 feet, thence North 00° 37' West 480 feet, thence South 89° 19' West 28 feet, thence North 00° 37' West 149 feet to the point of beginning containing 4.00 acres of land including 0.10 acres of County Road Right of Way.