

BK: 2024 PG: 2275  
Recorded: 9/18/2024 at 8:29:03.0 AM  
Pages 3  
County Recording Fee: \$37.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$40.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Ph: 515-697-4282

**Taxpayer Information:** Cynthia A. Pion, 704 Fair View Dr., Dallas Center, IA 50063, William A. Ory, 715 J St. No. 305, San Diego, CA 92101 and Andrew J. Ory, 44633 Woltner Ct., Temecula, CA 92592.

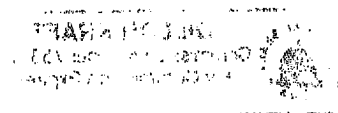
**Return Document To:** Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454

**Grantors:** Cynthia A. Pion as Trustee of William A. Ory 2019 Revocable Trust

**Grantees:** Cynthia A. Pion, 704 Fair View Dr., Dallas Center, IA 50063, William A. Ory, 715 J St. No. 305, San Diego, CA 92101 and Andrew J. Ory, 44633 Woltner Ct., Temecula, CA 92592.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**





TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Cynthia A. Pion, Trustee of William A. Ory 2019 Revocable Trust, does hereby Convey to Cynthia A. Pion, William A. Ory, and Andrew J. Ory, the following described real estate in Madison County, Iowa:

See attached Exhibit A

This deed is exempt from Real Estate Transfer Tax according to Iowa Code 428A.2(21).

This deed is exempt from Time of Transfer Septic Inspection according to Iowa Code 455B.172(3).

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.

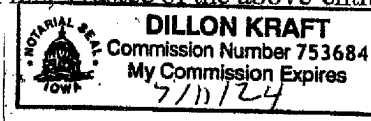
Dated: May 10, 2024

William A. Ory 2019 Revocable Trust

By Cynthia A. Pion
Cynthia A. Pion, as Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on May 10, 2024, 2024, by Cynthia A. Pion, Trustee of the above-entitled trust.



Dillon Kraft
Signature of Notary Public

## Exhibit A

The North Half (N ½) of the Southwest Quarter (SW ¼), and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa

AND

The South One-half of the Southwest Quarter (S½ SW¼) of Section 1 and the Northwest Quarter (NW ¼) of Section 12, all in Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa

AND

The South 500 Feet of the West 871.5 Feet of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Two (2), in Township Seventy-Seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, subject to easements of record, and containing 10 acres more or less

AND

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Two (2), Township Seventy-seven (77) North, range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "E" located therein as shown in 2<sup>nd</sup> Amended Plat of Survey filed in Book 2018, Page 3318 on October 12, 2018, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a strip of land commencing at the Southeast corner of said Section Two (2), thence North 80 rods, thence West 20 feet, thence South 80 rods, thence East 20 feet to the place of beginning

AND

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section Eleven (11), and the South Half (S ½) of the Southwest Quarter (SW ¼) of Section Two (2), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the South Half (S ½) of the Southwest Quarter (SW ¼) of said Section Two (2), containing 17.036 acres as shown in Plat of Survey filed in Book 2, Page 523 on December 6, 1994, in the Office of the Recorder of Madison County, Iowa

AND

The South One-Half of the Northwest Quarter (S½ NW¼) and the North One-Half of the Southwest Quarter (N½ SW¼) except Parcel "A" in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) and in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) all in Section 11, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa