



Document 2024 2800

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Robert W. Reynoldson, 200 W Jefferson, Osceola, IA 50213, Tel: 641-342-2157

Taxpayer Information: The Danny J. Young and Connie L. Young Revocable Trust Dated November 12, 2024, 3059 Settlers Trial, St. Charles, IA 50240

Return Document To: Robert W. Reynoldson, 200 W Jefferson, Osceola, Iowa 50213

Grantors: Danny J. Young and Connie L. Young

Grantees: Danny J. Young and Connie L. Young as co-trustees of The Danny J. Young and Connie L. Young Revocable Trust Dated November 12, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollars and other valuable consideration, Danny J. Young and Connie L. Young, husband and wife, do hereby Convey to The Danny J. Young and Connie L. Young, Co-Trustees of The Danny J. Young and Connie L. Young Revocable Trust Dated November 12, 2024, the following described real estate in Madison County, Iowa:

All that certain parcel of land situated in the County of Madison, State of Iowa, being known and designated as follows: The South Half (S $\frac{1}{2}$) of Lots One (1) and Two (2) in Block Three (3) of HARTMAN AND YOUNG'S ADDITION to the Original Town of St. Charles, Madison County, Iowa.

and

Lot 3, Block 14, Hartman & Young's Addition to the Original Town of St. Charles, Madison County, Iowa, subject to all known covenants, conditions, easements, and restrictions of record.

and

The alley running north and south and lying between Lots 2 & 3, Block 14, Hartman & Young's Addition to St. Charles, Madison County, Iowa.

and

Lot Four (4) in Block Fourteen (14) of HARTMAN AND YOUNG'S ADDITION to the Original Town of St. Charles, Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

and

Lot One (1) in Block Twelve (12) of Hartman and Young's Addition to the Original Town of St. Charles, Madison County, Iowa;

and

Lot Two (2) in Block Twelve (12) of Hartman and Young's Addition to the Original Town of St. Charles, Madison County, Iowa, AND the vacated alley running North and South, 10 feet by 132 feet, between said Lots Two (2) and Three (3) in said Block Twelve (12).

and

Lot Three (3) in Block Twelve (12) of Hartman and Young's Addition to the Original Town of St. Charles, Madison County, Iowa.

and

The West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) and South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

and

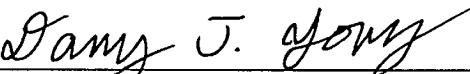
The Northwest Quarter ($\frac{1}{4}$) of the Northeast Fractional Quarter ($\frac{1}{4}$); AND the Northeast Quarter ($\frac{1}{4}$) of the Northeast Fractional Quarter ($\frac{1}{4}$), except 4 acres off the North side thereof; ALL in Section Four (4), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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: November 12, 2024.



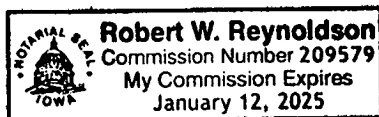
Danny J. Young, Grantor

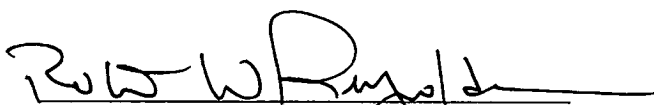


Connie L. Young, Grantor

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on November 12, 2024, by Danny J. Young and Connie L. Young, husband and wife.





Signature of Notary Public