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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, Tel: 515-462-3731

Taxpayer Information: Craig E. Speer Revocable Trust and Charlotte A. Speer Revocable Trust, 3030 200th Trl., Prole, IA 50229

Return Document To: Craig E. and Charlotte A. Speer, 3030 200th Trl., Prole, IA 50229

Grantors: Craig E. Speer and Charlotte A. Speer

Grantees: Craig E. Speer Revocable Trust and Charlotte A. Speer Revocable 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, Craig E. Speer and Charlotte A. Speer, husband and wife, do hereby Convey a 1/2 interest to Craig E. Speer and Charlotte A. Speer, Trustees of the Craig E. Speer Revocable Trust and a 1/2 interest to Charlotte A. Speer and Craig E. Speer, Trustees of the Charlotte A. Speer Revocable Trust the following described real estate in Madison County, Iowa:

See attached 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.

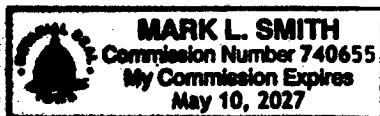
Dated: 11-26-2024

Craig E. Speer
Craig E. Speer, Grantor

Charlotte A. Speer
Charlotte A. Speer, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/26/2024 by Craig E. Speer and Charlotte A. Speer.



Signature of Notary Public

----- **Entry #1** -----

Lot One (1) of Quick Country Acres Subdivision, located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

----- **Entry #2** -----

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying north and west of the center of the public road, all in Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "B" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), containing 10.616 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 2391 on October 1, 2010 in the Office of the Recorder, Madison County, Iowa; **AND EXCEPT** Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), containing 10.020 acres, as shown in Plat of Survey filed in Book 2011, Page 1722 on June 30, 2011 in the Office of the Recorder, Madison County, Iowa.

----- **Entry #3** -----

Lot Two (2) of Quick Country Acres Subdivision located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

----- **Entry #4** -----

All that part of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the Public Highway, **EXCEPT** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), and more particularly described as follows to-wit: Commencing at the Southeast corner of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), in Township Seventy-six (76) North, Range Twenty-six (26), running thence North along the east line of said 40 acre tract 732 feet, thence West 211 feet, thence Southeasterly 732 feet to a point on the South line of said 40 acre tract which is 207 feet West of the point of beginning, thence East 207 feet to the point of beginning; **AND EXCEPT** Parcel "A" located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-one (21), containing 3.007 acres, as shown in Plat of Survey filed in Book 3, Page 245 on May 15, 1998, in the Office of the Recorder of Madison County, Iowa.

----- **Entry #5** -----

The Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

----- **Entry #6** -----

The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and a passageway across the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) described as follows: Commencing at the Southeast corner of said 40-acre tract and running thence North 15 feet, thence in a Southwesterly direction to a point 15 feet West of said Southeast corner of said 40 acres, thence East to the place of beginning, **ALL** in Section Twenty-eight (28), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Said Section Twenty-eight (28), containing 7.00 acres, as shown in Plat of Survey filed in Book 2004, Page 2200 on May 13, 2004 in the Office of the Recorder of Madison County, Iowa.

----- **Entry #7** -----

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$); the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); and that part lying North of Railway in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

----- **Entry #1** -----

Lot Three (3) of Quick Country Acres Subdivision located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.