



Document 2024 481

Book 2024 Page 481 Type 03 001 Pages 4
Date 3/06/2024 Time 8:00:26AM
Rec Amt \$22.00 Aud Amt \$25.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jerrold B. Oliver, PO Box 230, Winterset, Iowa 50273

Taxpayer: Joe H. Bertholf, Bret E. Bertholf, and Linda Bertholf, 1904 275th Street, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Linda Bertholf fka Linda Di Giacomo, Trustee of Bertholf Family Revocable Trust, does hereby Convey to Joe H. Bertholf, Bret E. Bertholf and Linda Bertholf the following described real estate in Madison County, Iowa:

See descriptions attached.

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

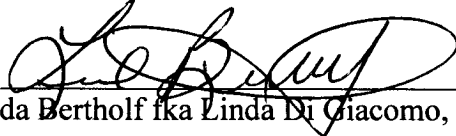
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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.

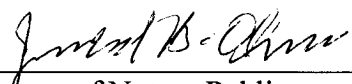
Dated: March 4, 2024

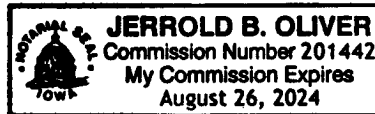
Bertholf Family Revocable Trust

By 
Linda Bertholf fka Linda Di Giacomo, as
Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 4, 2024,
by Linda Bertholf fka Linda Di Giacomo, Trustee of
the above-entitled trust.


Signature of Notary Public



An undivided one-half interest in and to:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34); the East 18 acres of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East 22 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-three (33); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M.; and a tract described as commencing at a point 9.33 chains West of the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., running thence South 9 $\frac{1}{4}$ ° West, 21.26 chains, thence South 39 $\frac{1}{4}$ ° West, 25.57 chains to a point on the South line of said quarter section 11.57 chains East of the Southwest corner thereof, thence West on the South line of said quarter section to a point 26 rods 18 links East of the Southwest corner thereof, thence North 5°53' West, to a point on the North line of said quarter section 2.51 chains East of the Northwest corner thereof, thence East on the North line of said quarter section to place of beginning.

AND

The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

EXCEPT Parcel "B" described on Exhibit "B" attached hereto

Parcel "B" a part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) in Section 34 and a part of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 33, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West 1/4 corner of Section 34; thence S 89°58'54" E a distance of 425.16'; thence S 00°31'41" E a distance of 668.53'; thence N 89°58'54" W a distance of 651.45'; thence N 00°31'41" W a distance of 669.47'; thence S 89°44'39" E a distance of 226.30' to the point of beginning.

Containing 10.000 acres including 0.336 acres of county road right of way easement.