



Document 2025 1447

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Rec Amt \$17.00 Aud Amt \$5.00

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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: North River Development, LLC, James Baur and Margaret Baur, and Abbysue Farms, LLC, c/o James Baur, 1484 McBride Road, Van Meter, IA 50261

Return Document To: North River Development, LLC, 1484 McBride Road, Van Meter, IA 50261

Grantors: Gwen E. Cashman as trustee of the Gwen E. Cashman Revocable Trust

Grantees: North River Development, LLC, James Baur and Margaret Baur and Abbysue Farms, LLC

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, Gwen E. Cashman, Trustee of Gwen E. Cashman Revocable Trust, does hereby Convey an undivided one-half interest to North River Development, LLC, a limited liability company organized and existing under the laws of Iowa, an undivided one-fourth interest to James Baur and Margaret Baur, Husband and Wife, and an undivided one-fourth interest to Abbysue Farms, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

See attached legal

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.

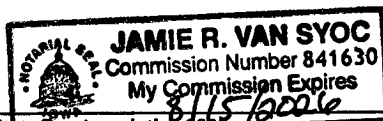
Dated: May 9, 2025

Gwen E. Cashman Revocable Trust

By Gwen E. Cashman
Gwen E. Cashman, as Trustee

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on May 9, 2025,
by Gwen E. Cashman, Trustee of the above-entitled trust.



Jamie R. Van Syoc
Signature of Notary Public

LEGAL DESCRIPTION - PARCEL 'L'

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 0°30'00" EAST, ALONG THE WEST LINE OF SAID SECTION 22, 78.72' FEET; THENCE SOUTH 88°32'15" EAST, 33.00' FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PRAIRIEVIEW AVENUE; THENCE CONTINUING SOUTH 88°32'15" EAST, 1,205.56' FEET, THENCE SOUTH 89°41'59" EAST, 90.32' FEET TO A POINT ON EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°48'12" WEST, ALONG SAID SECTION LINE, 72.32' FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 88°53'32" WEST, ALONG THE SECTION LINE, 1,295.40' FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE, THENCE CONTINUING NORTH 88°53'32" WEST, 33.00' FEET TO THE POINT OF BEGINNING. CONTAINING 99,197 SQUARE FEET (2.28 ACRES) MORE OR LESS.

NOTES:

1) PARCEL 'L' SERVES TO FIX AN EXISTING ~78' FENCE AND FARMLAND ENCROACHMENT IN THE NW 1/4 OF THE NW 1/4.

2) PARCEL 'L' IS A NON-CONFORMING PARCEL THAT SHALL BE TIED TO THE SW 1/4 OF THE NW 1/4 UNTIL FURTHER SUBDIVIDED.