

BK: 2025 PG: 2236
Recorded: 8/21/2025 at 8:08:43.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return Document To: Stephanie L. Brick Drey, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266
Preparer Information: Stephanie L. Brick Drey, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450
Address Tax Statement: Leaf S. Seckington, Trustee, 1575 NW 75th St, Clive, IA 50325

WARRANTY DEED

For the consideration of No Dollar(s) and other valuable consideration, James D. Seckington a.k.a. Jim Seckington and Leaf S. Seckington, husband and wife ("Grantors"), do hereby convey to Leaf S. Seckington, Trustee of The Leaf S. Seckington Revocable Trust UAD August 1, 2025 (collectively "Grantees") the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point that is 240.0 feet West of the North 1/4 corner of said Section 13, thence Southwesterly along a 09°33' curve a distance of 479.03 feet; thence South 29°09' West 61.85 feet thence South 83°48' West 633.0 feet; thence North 00°21'40" West 300.00 feet; thence North 83°48' East 812 feet to the point of beginning. Subject to road easement and containing 5.30 acres, more or less.

EXEMPT TRANSACTION - NO CONSIDERATION. This deed is exempt according to Iowa Code 428A.2(21).

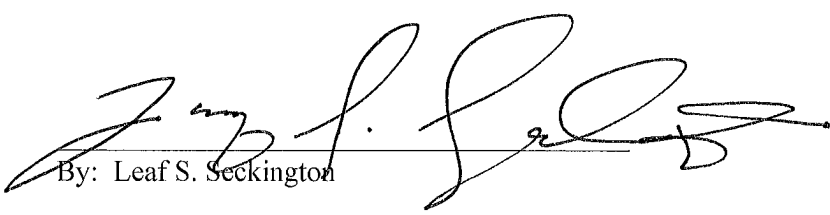
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: August 19, 2025.

"Grantors"

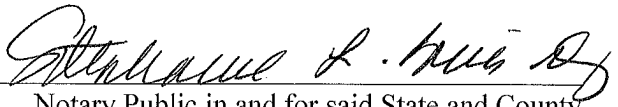
By:  James D. Seckington a.k.a. Jim Seckington

By:  Leaf S. Seckington

STATE OF IOWA, COUNTY OF DALLAS:

This record was acknowledged before me on August 19, 2025, by James D. Seckington and Leaf S. Seckington, husband and wife.




Notary Public in and for said State and County