

BK: 2025 PG: 2832
Recorded: 10/23/2025 at 10:26:00.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2458

Taxpayer Information:

Sammie K. Kilkenny
4029 High Street
West Des Moines, IA 50265

Return Document To:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantor:

Sammie K. Kilkenny

Grantee:

Sammie K. Kilkenny and Daniel J. Kilkenny, or their Successor(s), as Trustees of the Sammie K. Kilkenny Revocable Trust U/A/D June 6, 2025

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, Sammie K. Kilkenny, a single person, does hereby convey to Sammie K. Kilkenny and Daniel J. Kilkenny, or their Successor(s), as Trustees of the Sammie K. Kilkenny Revocable Trust U/A/D June 6, 2025, all of her right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Southwest Quarter (¼), and the East 39 Acres of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Fourteen (14) except a tract commencing at a point 29.5 feet East of the West Quarter (¼) Corner of said Section Fourteen (14), thence East 1,293 feet along the quarter section line, thence South 00° 48' East 673.72 feet, thence South 89° 57' West, 1,297.7 feet, thence North 00° 24' West 674.8 feet to the point of beginning containing 20.0493 acres including 1.6014 acres of county road right of way, EXCEPT a parcel of land in the West Half (½) of the Southwest Quarter (¼) of Section Fourteen (14), and in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the Northeast corner of the West Half (½) of the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the East line of said West Half (½), South 00° 41' 06" East 674.48 feet to the Point of Beginning; thence continuing along said East line, South 00° 41' 06" East 960.66 feet; thence South 85° 47' 53" West 1371.13 feet; thence parallel with and 33 feet west of the East line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), North 00° 16' 37" West 414.76 feet; thence South 89° 46' 26" East 66.00 feet; thence parallel with and 33 feet east of the west line of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Fourteen (14), North 00° 16' 37" West 646.21 feet; thence North 89° 59' 00" East 1295.10 feet to the Point of Beginning, containing 30.683 acres. more or less, including public road, and 29.954 acres, more or less, excluding public road; AND the East 1 Acre of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15) as described on Boundary Retracement Survey recorded on October 27, 2021, in Book 2021 at Page 4475, all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed of transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §428A.2.

The property remains the homestead of the Grantor(s), and no other parties have a present interest in the Trust.

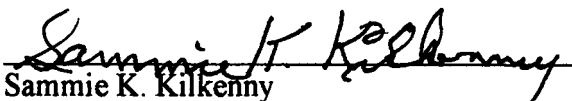
Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be

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.

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.

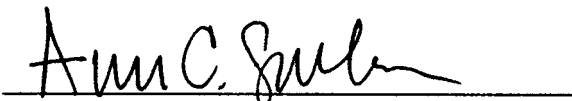
Dated this 6th day of June, 2025.

(Grantor)


Sammie K. Kilkenny

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me this 6th day of June, 2025, by Sammie K. Kilkenny.


Notary Public

