



Document 2025 2981

Book 2025 Page 2981 Type 03 001 Pages 5
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Rec Amt \$27.00 Aud Amt \$5.00
Rev Transfer Tax \$251.20
Rev Stamp# 397

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Carita A. Kelleher Family Trust, c/o Mary K. Beavers, Co-Trustee, 162 S. 61st Street, West Des Moines, IA 50266
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

For the consideration of -----\$157,500.00-----and other valuable consideration, Jane A. Otton and Richard Keith Otton, Wife and Husband; Mary K. Beavers and Tod J. Beavers, Wife and Husband; and, Margaret H. Shearer and Stephen G. Shearer, Wife and Husband; do hereby Convey to Jane A. Otton, Mary K. Beavers and Margaret H. Shearer as Co-Trustees of the Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995, the following described real estate in Madison County, Iowa:

Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Five (5), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Wherever in the chain of title of the above-described real estate the names Jane Otton and Jane A. Otton appear, they refer to one and the same person, to wit, Jane Otton.

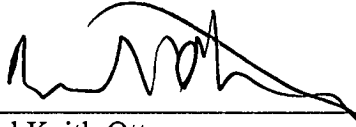
Wherever in the chain of title of the above-described real estate the names Mary K. Beavers, Mary Kelleher Beavers or Mary L. Kelleher appear, they refer to one and the same person, to wit, Mary K. Beavers.

This Deed is in fulfilment of the Real Estate Contract filed for record in the Madison County Recorder's Office on December 20, 2001 in Book 2001 at Page 5763.

Grantors do Hereby Covenant with Grantee, 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. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

BRIAN GERARD CRONIN
NOTARY PUBLIC
BRISBANE AUSTRALIA

Dated: OCTOBER 3, 2025.



Richard Keith Otton

STATE OF QUEENSLAND ~~COUNTRY OF~~ AUSTRALIA

This record was acknowledged before me on OCTOBER 3, 2025, by Richard Keith Otton.



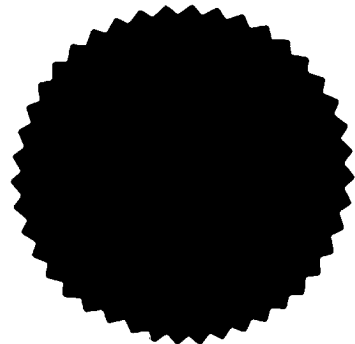
Signature of Notary Public

BRIAN GERARD CRONIN

NOTARY PUBLIC

BRISBANE AUSTRALIA

NOT TIME LIMITED



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 14, 2025.

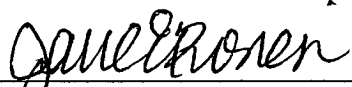


Jane A. Otton

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on AUGUST 14, 2025, by Jane A. Otton.





Signature of Notary Public

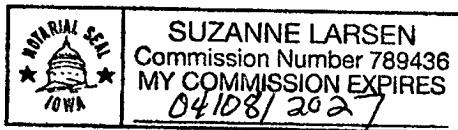
Dated: 10 / 3, 2025.

Mary K. Beavers
Mary K. Beavers

Tod J. Beavers
Tod J. Beavers

STATE OF IOWA, COUNTY OF Dallas

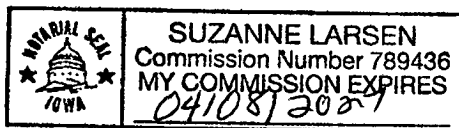
This record was acknowledged before me on October 3, 2025, by Mary K. Beavers.



Suzanne Larsen
Signature of Notary Public

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on October 3, 2025, by Tod J. Beavers.



Suzanne Larsen
Signature of Notary Public

^{October}
Dated: ~~August~~ 24th, 2025.

Margaret H. Shearer
Margaret H. Shearer

Stephen G. Shearer
Stephen G. Shearer

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on ^{October}~~August~~ 24th, 2025, by Margaret H. Shearer.

[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on ^{October}~~August~~ 24th, 2025, by Stephen G. Shearer.

[Signature]
Signature of Notary Public

