

BK: 2025 PG: 3054
Recorded: 11/12/2025 at 3:34:16.0 PM
Pages 6
County Recording Fee: \$82.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$85.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Robert D. Hodges, 666 Grand Avenue, Ste 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information/Return to: Margaret M. Casper Revocable Trust, 2713 NW 166th Court, Clive, IA 50325

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Michelle M.C. Barker, as Trustee of the Robert M. Casper Revocable Trust u/a/d September 23, 2021 ("Grantor")**, does hereby convey to **Michelle M.C. Barker, as Trustee of the Margaret M. Casper Revocable Trust u/a/d September 23, 2021 ("Grantee")**, all interest in the following described real estate located in Madison County, Iowa (the "Real Estate"):

SEE ATTACHED "EXHIBIT A"

This deed is exempt according to Iowa Code 428A.2(22).

The undersigned, on behalf of Grantor, further warrants to Grantee 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 undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such 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.

[Signature Page Follows]

Dated: Nov 4, 2025

GRANTOR:

ROBERT M. CASPER REVOCABLE TRUST U/A/D
SEPTEMBER 23, 2021

By: Michelle M.C. Barker
Michelle M.C. Barker, Trustee

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

This record was acknowledged before me on 11/04, 2025, by Michelle M.C. Barker,
as Trustee of the Robert M. Casper Revocable Trust u/a/d September 23, 2021.

Maddison Lawrence
NOTARY PUBLIC IN AND FOR SAID STATE



MADDISON J LAWRENCE
Commission No. 820708
My Commission Expires
10/16/2028

EXHIBIT "A"

Parcel 140022926000000

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Parcels 140022946010000, 140022946020000, 140022946030000, 140022948000000

The South Half (½) of the Northwest Quarter (¼) of Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Parcels 140022962000000 & 140022964000000

The North Half (½) of the Southwest Quarter (¼) of Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Parcels 140022984010000 & 150022984020000

The Northwest Quarter (¼) of the Southeast Quarter (¼) of Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying South and West of North Branch containing Ten (10) acres, more or less.

Parcel 150022968030000

All that part of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies Northerly of the middle of the main channel of North Branch as the said stream flows across said 40 acre tract and estimated to contain 8½ acres, more or less.

Parcel 150023046001000

The Southwest Fractional Quarter (FRI ¼) of the Northwest Quarter (¼) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "B" located therein, as shown in Plat of Survey filed in Book 2002, Page 5032 on October 14, 2002, in the Office of the Recorder of Madison County, Iowa.

Parcel 210032528031000

A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-five (25), thence South 70 rods, thence West 34 2/7 rods, thence North 70 rods, thence East 34 2/7 rods to the point of beginning, EXCEPT that part thereof lying West of Public Highway known as Highway No. 169 and in the Southwest corner thereof, containing 2.25 acres, more or less; AND EXCEPT that part of Parcel "B" located therein, as shown in Plat of Survey filed in Book 2002, Page 5032 on October 14, 2002, in the Office of the Recorder of Madison County, Iowa.

Parcels 3400601600010000, 3400602820000000, 3400602880000000

Parcel "H" located in the Southwest Quarter (¼) of Section One (1) and in the East Half (½) of the Southeast Quarter (¼) of Section Two (2), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 166.65 acres, as shown in Plat of Survey filed in Book 2010, Page 2840 on November 10, 2010, in the Office of the Recorder of Madison County, Iowa.

Parcel 340061280250000

Tract 2 of Parcel "L" located in the Southeast Quarter (¼) and in the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as show in the Corrected Plat of Survey filed in Book 2014, Page 290 on February 6, 2014 in the Office of the Recorder of Madison County, Iowa.

Parcels 340061226010000, 340061228012000, 340061248010000, 340061260010000, 340061284010000

The South Half (1/2) of the Northeast Quarter (1/4) of Section-Twelve (12), Township Seventy-six (76) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tracts, to-wit:

1. A tract of land located in the South Half (1/2) of the Northeast Quarter (1/4) of said Section-Twelve (12), more particularly described as follows, to-wit: Commencing at the NW corner of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence S 89° 18" E 859.0 feet to the point of beginning; thence S 0°40' W 825.50 feet; thence S 69°57' E 517.50 feet; thence N 82°06' E 663.0 feet; thence N 62°48' E 359.50 feet; thence N 88°47' E 376.0 feet to the centerline of the present highway; thence N 20°13' E along the centerline of the present highway approximately 748.0 feet to a point on the north line of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12); thence along said line in a westerly direction 2105.0 feet to the point of beginning and containing 38.51 acres, more or less, including the present highway right of ways. NOTE: The west line of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12) was assumed to bear due north and south.
2. Tract Four (4) of Parcel "L" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), as show in Corrected Plat of Survey filed in Book 2014, Page 290 on February 6, 2014 in the Office of the Recorder of Madison County, Iowa;
3. That part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) lying E. of the center of U. S. Highway No. 169 and lying South and East of the present main channel of North River in said Section Twelve (12), which is more specifically described as: Commencing at the East Quarter (1/4) corner of said Section Twelve (12), and being the point of beginning; thence N. 00°00' 771.16 feet along the Section line to the center of the main channel of North River, thence S. 70°18' W. 110.0 feet along said channel, thence S. 21°00' W. 98.0 feet, thence S. 13°48' E. 230.0 feet, thence S. 21°27' W. 248.0 feet, thence S. 62°00' W. 300.0 feet, thence S. 74°47' W. 110.0 feet, thence N. 64°29' W. 170.9 feet, thence S. 20°48' W. 72.0 feet, along the easterly right-of-way line of U. S. Highway No. 169, thence S. 88°00' E. 725.7 feet along the S. line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) to the point of beginning;
4. All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) used for highway purposes.

Parcel 340061286004000

All that part of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North of North River.

Parcel 400070746020000

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the present main channel of North River, containing 1.9 acres, more or less.

Parcel 340061328020000

The South Ten (10) acres of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Parcel 340061382010000 & 340061382020000

The North Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to leasehold improvements thereon owned by Casper Farm, Inc. and B. B. & P. Feed and Grain, Inc.

Parcels 400071662000000 & 400071668000000

The East Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Parcels 400071684000000 & 400071686010000

The West Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa.

Parcel 400072040010000

The North Half (1/2) of the Northwest Quarter (¼) of the Northwest Quarter (1/4), EXECPT the West 800 feet thereof; AND the East three-fourths of the South Half (1/2) of the Northwest Quarter (¼) of the Northwest Quarter (1/4); AND the East three-fourths of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), ALL in Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Parcels 400071764000000 & 400071766000000

The West Half (½) of the Southwest Quarter (¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Parcels 450080544010000, 450080546020000, 450080548000000, 450080562000000, 450080564020000, 450080584000000, 450080586020000

All that part of the West Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North and East of the middle channel of North River.

AND

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

All that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North and East of North River.

AND

All that part of the West Half (1/2) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of North River.