



Document 2025 656

Book 2025 Page 656 Type 03 001 Pages 3

Date 3/20/2025 Time 8:00:20AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$720.80

Rev Stamp# 91 DOV# 94

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 450,567⁰⁰

Return To: Ruth A. Eivins and Alan Eivins, 1767 320th Street, Lorimor, Iowa 50149

Taxpayer: Ruth A. Eivins and Alan Eivins, 1767 320th Street, Lorimor, Iowa 50149

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



WARRANTY DEED

For the consideration of Four Hundred Fifty Thousand Five Hundred Sixty-Seven Dollar(s) and other valuable consideration, Paul R. Sharp, Trustee of the Paul R. Sharp Trust, does hereby Convey to Ruth A. Eivins and Alan Eivins, as tenants in common, the following described real estate in Madison County, Iowa.

See Description Attached

This deed is given in satisfaction of a real estate contract recorded in Book 2005, Page 159 of the Recorder's Office of Madison County, Iowa. The interest of Marlin D. Eivins has been conveyed to Ruth Eivins by Court Officer Deed recorded in Book 2016, Page 779 of the Recorder's Office of Madison County, Iowa. Paul R. Sharp has conveyed the above-described real estate to the Trustee of the above mentioned Trust.

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.

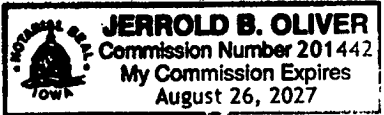
Dated: 3/17/2025

Paul R. Sharp
Paul R. Sharp, Trustee. Paul R. Sharp Trust

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 13, 2025 by Paul R. Sharp Trustee of the Paul R. Sharp Trust.

Jerrold B. Oliver
Signature of Notary Public



The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty (20) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.