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BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$90,000⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Tel: 515-223-4567

Taxpayer Information:

Richard Vetter, 2985 Settlers Trail, St. Charles, IA 50240

Return Document To:

Richard Vetter, 2985 Settlers Trail, St. Charles, IA 50240

Grantors:

Madelyn N. Young as Trustee of the Madelyn N. Young Revocable Trust

Grantees:

Richard Vetter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Madelyn N. Young, Trustee of the Madelyn N. Young Revocable Trust, does hereby Convey to Richard Vetter the following described real estate in Madison County, Iowa:

An undivided one-half (½) interest in:

A parcel of land in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence South 86°44' West 236.5 feet along the north line of said Southwest Quarter (¼) of the Southeast Quarter (¼) to the point of beginning. Thence continuing South 86°44' West 1,079.6 feet to the Northwest corner of said Southwest Quarter (¼) of the Southeast Quarter (¼), thence South 00°42' East 925.2 feet along the west line of said Southwest Quarter (¼) of the Southeast Quarter (¼), thence North 86°44' East 330.5 feet, thence South 00°42' East 396.0 feet to the south line of said Southwest Quarter (¼) of the Southeast Quarter (¼), thence North 86°44' East 969.5 feet to the Southeast corner of said Southwest Quarter (¼) of the Southeast Quarter (¼), thence North 00°00' 1,012.0 feet along the east line of said Southwest Quarter (¼) of the Southeast Quarter (¼), thence South 86°44' West 148.0 feet, thence North 02°47' West 221.0 feet, thence North 88°53' West 72.0 feet, thence North 03°54' West 83.0 feet to the point of beginning, containing 35.38 acres; EXCEPT Top View Acres subdivision, located therein, containing 8.34, acres as shown in Plat of Survey filed in Book 2011, Page 3069 on November 15, 2011, in the Office of the Recorder of Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants 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.

The grantor further warrants to the grantees 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 grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the 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.

Dated: January 15, 2026

Madelyn N. Young Revocable Trust

By Madelyn Young
Madelyn N. Young, as Trustee

STATE OF IOWA, COUNTY OF Madison, SS:

This record was acknowledged before me on January 15, 2026, by Madelyn N. Young, as Trustee of the above-entitled trust.



Signature of Notary Public

