

BK: 2026 PG: 2034
Recorded: 7/7/2026 at 2:41:51.0 PM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Eleanor D. Hess
410 S.W. Walnut Avenue
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantor:

Eleanor D. Hess

Grantee:

Eleanor D. Hess Trust

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **ELEANOR D. HESS, a single person**, does hereby convey to: **Eleanor D. Hess as Trustee of the ELEANOR D. HESS TRUST dated July 7, 2026**, the following described real estate in Madison County, Iowa:


Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

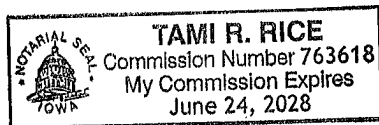
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 7, 2026.


Eleanor D. Hess

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on this 7th day of July, 2026, by Eleanor D. Hess, a single person.




Notary Public

Exhibit "A"

- a. Lots 1 and 2 and the North 28 feet of Lot 3 in Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa EXCEPT the East 80 feet thereof.
AND
Commencing at the Northeast Corner of Lot 12, Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa, thence East 20 feet to the Northwest Corner of Lot 1, Block 3 of said Academy Addition, thence South 116 feet, thence West 20 feet, thence North 116 feet, more or less, to the point of beginning. Said description being part of the alley in Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa.
- b. Lots 5 and 6 of Eivin's Addition - Plat One in the City of Earlham, Madison County, Iowa.
- c. Lot 7 of Eivin's Addition - Plat One in the City of Earlham, Madison County, Iowa.
- d. Parcel "A" located in the Northwest Fractional Quarter of the Northwest Fractional Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 7, Township 77 North, Range 28 West of the 5th P.M., City of Earlham, Madison County, Iowa, containing 2.001 acres, as shown by Plat of Survey filed in Town Plat Book 2, Page 259 on December 8, 1995, in the Office of the Recorder of Madison County, Iowa.
- e. A tract of land located in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 7, more particularly described as follows, to-wit: Commencing at a point 390 feet South of the Northwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 7, running thence East 610 feet, thence South 270 feet, thence West 610 feet, thence North 270 feet to the place of beginning, EXCEPT a parcel of land located therein, containing 0.2754 acres, as shown in Plat of Survey filed in Land Plat Book 2, Page 2 on July 26, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "D" located therein, containing 0.091 acres, as shown in Plat of Survey filed in Book 2008, Page 1698 on May 28, 2008 in the Office of the Recorder of Madison County, Iowa.