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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$.80

Rev Stamp# 524 DOV# 523

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$1,000

Preparer Information: (Name, address and phone number)

James L. Pedersen, P.C., 201 E. Monroe Street, P.O. Box 386, Mount Ayr, IA 50854,
Phone: (641) 464-2205

Taxpayer Information: (Name and complete address)

Cheryl L. Young and Fred D. Young, Co-Trustees of the Young Family Residence Trust,
1824 Pammel Park Road, Winterset, IA 50273

☒ **Return Document To:** (Name and complete address)

Cheryl L. Young and Fred D. Young, Co-Trustees of the Young Family Residence Trust,
1824 Pammel Park Road, Winterset, IA 50273

Grantors:

James L. Pedersen
Donna J. Pedersen

Grantees:

Cheryl L. Young
Fred D. Young
Co-Trustees of the Young
Family Residence Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Thousand and 00/100 (\$1,000.00) Dollar(s)
 and other valuable consideration, James L. Pedersen and Donna J. Pedersen, husband and wife,
do hereby Convey to
Cheryl L. Young and Fred D. Young, Co-Trustees of the Young Family Residence Trust
the following described real estate in
Madison County, Iowa: See 1 in Addendum

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 on November 29, 2018.

James L. Pedersen (Grantor)

Donna J. Pedersen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF RINGGOLD

This record was acknowledged before me on November 29, 2018, by James L. Pedersen and Donna J. Pedersen



Signature of Notary Public

Addendum

1. Legal Description - Parcel "B"

All that part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the NE1/4 of the SW1/4 of said Section 16, thence South 89°59'56" East, along the South line of the NE1/4 of the SW1/4 of said Section 16, a distance of 183.37 feet, to the Point of Beginning; thence North 55°39'31" East, a distance of 209.91 feet, to a point in the center of Pammel Park Road, as it now existing; thence South 68°37'23" East, along said centerline, a distance of 35.76 feet; thence South 44°41'44" West, a distance of 97.47 feet; thence South 23°03'31" East, a distance of 39.23 feet, to a point on the South line of the NE1/4 of the SW1/4 of said Section 16; thence North 89°59'56" West, along the South line of the NE1/4 of the SW1/4 of said Section 16, a distance of 153.43 feet to the Point of Beginning, and containing 9,416 square feet or 0.216 acres of land, more or less, including 0.030 acres (1,307 square feet) of road easement, as described in Plat of Survey filed November 26, 2018, in Book 2018 at page 3828.

NOTE: Grantors own land on both the east and west side of above-described Parcel "B", and the Grantors retain an ingress and egress easement on an existing east-west path located across Parcel "B", approximately 8 feet in width, generally located in the middle of Parcel "B". This ingress and egress easement is personal to the Grantors and does not run with the land. Neither Grantors nor Grantees shall do anything to impede the use of said-easement.

NOTE: This conveyance effectively makes null and void Easement Agreement between Steven B. Raymond and Kathleen J. Raymond, husband and wife, and Fred D. Young and Cheryl Young, husband wife, recorded July 24, 2008, in Book 2008 at page 2315.