

BK: 2019 PG: 4028
Recorded: 12/19/2019 at 10:29:21.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
William E. Bump, PO Box 366, Stuart, IA 50250, Phone: (515) 523-2843

Taxpayer Information: (name and complete address)
Wayne K. Carter, Trustee, 619 E. Front Street, Stuart, Iowa 50250

Return Document To: (name and complete address)
William E. Bump, PO Box 366, Stuart, IA 50250

Grantors:
Wayne K. Carter
Pamela K. Carter

Grantees:
Wayne K. Carter Revocable Trust
Wayne K. Carter, Trustee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Wayne K. Carter and Pamela K. Carter, husband and wife do hereby Convey to Wayne K. Carter, Trustee of the Wayne K. Carter Revocable Trust dated December 17, 2019 the following described real estate in Madison County, Iowa:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-eight West of the 5th P.M., Madison County, Iowa;

And

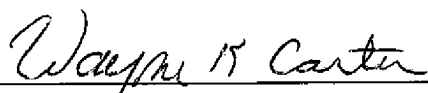
The North Fractional Half of the Northeast Quarter (Nfr $\frac{1}{2}$ NE $\frac{1}{4}$) and the Northeast Fractional Quarter of the Northwest Quarter (Nfr $\frac{1}{4}$ NW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Six (6) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, both subject to easements and Public Highway conveyances of record, and excepting therefrom the following: A parcel of land in the North Half of the Northeast Fractional Quarter (N $\frac{1}{2}$ NEfr $\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Six (6), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section Six (6), South 90°00'00" West 1,102.94 feet; thence South 00°00'00", 70.00 feet to the point of beginning. Thence continuing South 00°00'00", 362.37 feet; thence South 90°00'00" West 360.87 feet; thence North 00°00'00", 358.28 feet; thence North 85°23'12" East, 50.82 feet along the South Right of Way line of Highway No. 92; thence north 90°00'00" East 310.21 feet to the point of beginning. Said parcel of land contains 3.000 Acres.

This deed is exempt according to Iowa Code 428A.2(11).


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: December 17, 2019.



Wayne K. Carter



Pamela K. Carter

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on December 17, 2019, Wayne K. Carter and Pamela K. Carter.

William E. Bump

Signature of Notary Public

