

BK: 2019 PG: 4029
Recorded: 12/19/2019 at 10:29:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
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)
Pamela 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:
Pamela K. Carter
Wayne K. Carter

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


The Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPTING therefrom a parcel of land in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 32, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as: Commencing at the Northwest corner of Section 32, in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence along the North line of said Section on an assumed bearing of N90°00'00" E, 1516.18 feet to the Point of Beginning, thence S00°04'12" W 353.20 feet, thence S89°57'19" E 200.17 feet, thence N00°04'12" E 353.36 feet to the North line of said section, thence N90°00'00" W 200.17 feet to the Point of Beginning, containing 1.623 acres, more or less including public road, and 1.470 acres, more or less excluding public road.

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.


Pamela K. Carter


Wayne K. Carter

STATE OF IOWA, COUNTY OF ADAIR

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


Signature of Notary Public

