

BK: 2019 PG: 4145
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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
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 246-5555

Taxpayer Information: (Name and complete address)

Mary E. Austin Revocable Trust, 2423 Willow Bend, St. Charles, IA 50240

Return Document To: (Name and complete address)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantors:

Mary E. Austin

Grantees:

Mary E. Austin Revocable Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Mary E. Austin, a single individual do hereby Convey to Mary E. Austin, as Trustee of the Mary E. Austin Revocable Trust the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Consideration less than \$500.00. No revenue stamps required.

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 Dec 30, 2019

(Grantor)

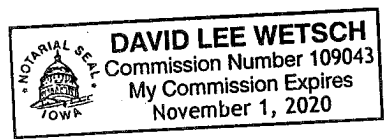
Mary E. Austin
Mary E. Austin (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Dec 30, 2019, by Mary E. Austin, a single individual



Signature of Notary Public

EXHIBIT "A"

ALL THAT PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD, AND THE WEST FIFTEEN (15) ACRES OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION ELEVEN (11) AND THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), ALL IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, LYING EAST OF THE PUBLIC HIGHWAY; AND A TRACT OF LAND LOCATED IN THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION FOURTEEN (14), MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT POINT ON THE NORTH LINE OF THE SAID SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION FOURTEEN (14), AND 400 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION FOURTEEN (14), THENCE SOUTH AT A RIGHT ANGLE TO SAID NORTH LINE 75.0 FEET TO A POINT, THENCE WESTERLY ALONG A STRAIGHT LINE 411.8 FEET TO A POINT ON THE RIGHT OF WAY LINE OF THE PUBLIC HIGHWAY, THENCE NORTH ALONG SAID RIGHT OF WAY LINE 72.0 FEET TO THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION FOURTEEN (14), THENCE EAST 428.5 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

AND

MY UNDIVIDED ONE-HALF INTEREST IN: THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND ALL THAT PART OF THE SOUTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) LYING EAST OF THE PUBLIC HIGHWAY RUNNING THROUGH SAID 20-ACRE TRACT, EXCEPT A TRACT COMMENCING 400 FEET WEST OF THE NORTHEAST CORNER OF SAID 20-ACRE TRACT, THENCE SOUTH AT RIGHT ANGLE TO THE NORTH LINE THEREOF 75 FEET, THENCE WESTERLY ALONG A STRAIGHT LINE 411.8 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SAID PUBLIC HIGHWAY, THENCE NORTH ALONG SAID RIGHT OF WAY LINE 72 FEET TO THE NORTH LINE OF SAID 20-ACRE TRACT, THENCE EAST 428.5 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SECTION FOURTEEN (14) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.