

BK: 2020 PG: 1173
Recorded: 4/7/2020 at 12:40:02.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Breanna L. Young, 215 10th St., Ste. 1300, Des Moines, Iowa 50309
Phone: (515) 288-2500

Taxpayer Information:

Caudill Acres, LLC, P.O. Box 137, Truro, IA 50257

Return Address

Breanna L. Young, 215 10th St., Ste. 1300, Des Moines, Iowa 50309

Grantors:

Grace J. Caudill Revocable Trust Dated November 6, 2008

Grantees:

Caudill Acres, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Loren W. Caudill, Trustee of Grace J. Caudill Revocable Trust Dated November 6, 2008, does hereby convey to Caudill Acres, LLC, a limited liability company organized and existing under the laws of the State of Iowa, the following-described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Lot 4, Block 15, Original Town of Winterset, Madison County, Iowa; AND

The East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tract: Commencing at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 13 and running thence West 13 rods, thence North 6 $\frac{1}{4}$ rods, thence East 13 rods, thence North 1 $\frac{3}{4}$ rods, thence East 20 rods, thence South 8 rods, thence West 20 rods to the place of beginning; and EXCEPT Parcel "A" located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 74 North, Range 27 West of the 5th P.M., as shown in Amended Plat of Survey filed on September 26, 2008, in Book 2008, Page 2894 of the Recorder's Office, consisting of 100.12 acres, more or less.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

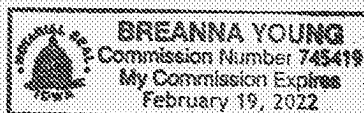
Dated: January 21, 2020.

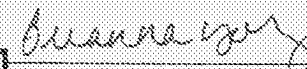


Loren W. Caudill
As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on January 21, 2020 by Loren W. Caudill, as Trustee of the above-entitled trust.





Signature of Notary Public