

Document 2020 1261

Book 2020 Page 1261 Type 03 001 Pages 2 Date 4/14/2020 Time 10:06:16AM Rec Amt \$12.00 Aud Amt \$5.00 INDX anno Rev Transfer Tax \$303.20 Rev Stamp# 121 DOV# 121 SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

\$190,000

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (FID73940)

Return To: Kasi Elaine Hatfield, 1310 Pitzer Road, EARLHAM, IA 50072

Taxpayer Information: Kasi Elaine Hatfield, 1310 Pitzer Road, EARLHAM, IA 50072

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Rita J. Wood, as Trustee Under the Rita J. Wood Living Trust Dated June 11, 2015, does hereby convey to Kasi Elaine Hatfield and Derek Dale Hatfield, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A parcel of land described as follows, to-wit: Beginning at the Northwest Corner of Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 439.90 feet along the centerline of a County Road which is the West line of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence North 89°57'29" East 219 feet, thence North 249,90 feet, thence North 89°57'29" East 184 feet, thence North 186.96 feet to the North line of said Northwest Quarter (1/4) which is the South right-of-way line of a County Road, thence North 89°36'30" West 403.01 feet to the Point of Beginning, containing 3.0001 acres including 0.5479 acres of county road right-of-way; and an easement for a well and waterline described as being 20 feet in width, 10 feet either side of the following described centerline: Commencing at the Northwest Corner of said Section Twenty-two (22), thence South 89°36'30" East 403.01 feet, thence South 186.96 feet, thence South 89°57'29" West 75.87 feet to the Point of Beginning, thence South 18°58'19" East 125.60 feet to a point 20.00 feet South of the center of the well which is the end of said easement; and subject to an access easement described as commencing at a point 266.65 feet South of the Northwest Corner of said Section Twenty-two (22), thence continuing South 24 feet, thence East 219 feet, thence North 70.22 feet, thence South 74°42'09" West 175 feet, thence West 50 feet to the Point of Beginning.

Subject to all covenants, restrictions and easements of record.

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: 4/9/20	Rita J. Wood, as Trustee Under the Rita J. Wood Living Trust Dated June 11, 2015
	By: Rita I woul
STATE OF Jour) COUNTY OF Pole)	Rita J. Wood, Trustee
COUNTY OF POLL) ss:	
This record was acknowledged befo Wood, as Trustee Under the Rita J. Woo	re me on <u>4/9/20</u> , by Rita J d Living Trust Dated June 11, 2015.

Notary Public in and for said State

