



Document 2020 1372

Book 2020 Page 1372 Type 03 001 Pages 1

Date 4/23/2020 Time 11:20:39AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### WARRANTY DEED

Return to: Eric F. Turner, 1200 Grand Avenue, West Des Moines, Iowa 50265

Taxpayer: John K. McDonald, 2678 Truro Road, St. Charles, IA 50240

Preparer: Eric F. Turner, 1200 Grand Avenue, West Des Moines, Iowa 50265, Phone: (515) 245-9509

For the consideration of One Dollar(s) and other valuable consideration, Susan C. McDonald and John K. McDonald, wife and husband do hereby Convey to Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020

the following described real estate in

Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-five (25), containing 3.00 acres, as shown in Plat of Survey filed in Book 2, Page 594 on July 19, 1995, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part of Parcel "E" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-five containing 5.33 acres, as shown in the Amended Plat of Survey filed in Book 2010, Page 1354 on June 14, 2010, in the Office of the Recorder of Madison County, Iowa.

Subject to covenants, easements, and restrictions of record.

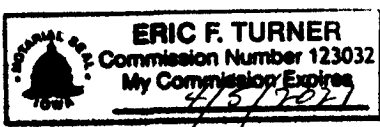
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 4-17-2020

Susan C. McDonald  
Susan C. McDonald (Grantor)

John K. McDonald  
John K. McDonald (Grantor)

STATE OF IOWA, COUNTY OF POLK  
This record was acknowledged before me on April 17, 2020, by Susan C. McDonald and John K. McDonald, wife and husband



Eric F. Turner  
Signature of Notary Public