



Document 2020 2409

Book 2020 Page 2409 Type 03 001 Pages 3

Date 7/07/2020 Time 11:00:52AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Michael J. Brenneman, 330 E. Court Street, Iowa City, Iowa 52240
Phone: (319) 351-8100

Taxpayer Information:

Jane E. DeWitt, 910 Foster Road, Iowa City, IA 52245

✓ **Return Document To:**

Michael J. Brenneman, 330 E. Court Street, Iowa City, Iowa 52240

Grantors:

Jane E. DeWitt, as Trustee of the Mary E. DeWitt Revocable Trust dated September 8, 2010

Grantees:

Jane E. DeWitt

Legal Description: See page 3.

Document or instrument number of previously recorded documents:



**TRUSTEE SPECIAL WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of One Dollar(s) and other valuable consideration, Jane E. DeWitt, Trustee of the Mary E. DeWitt Revocable Trust dated September 8, 2010 does hereby convey to Jane E. DeWitt the following described real estate in Madison County, Iowa:


This deed is exempt according to Iowa Code 428A.2(11).
See Legal description attached.

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: June 29, 2020.

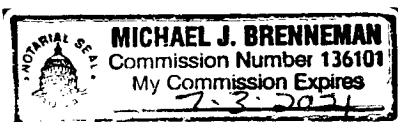


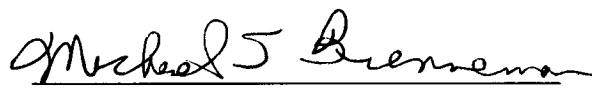
Jane E. DeWitt
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF JOHNSON

This record was acknowledged before me on June 29, 2020, by Jane E. DeWitt, as Trustee of the above-entitled trust.





Signature of Notary Public

LEGAL DESCRIPTION

The Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and all that part of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), and all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South of Highway #92; AND all that part of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26) lying North of the county road running through said Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); EXCEPT the following-described tracts, to-wit:

1. Parcel "E" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-five (25), and containing 1.212 acres, as shown in Plat of Survey filed in Book 2001, Page 1406, on April 10, 2001 in the Office of the Recorder of Madison County, Iowa;
2. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-five (25), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 272, on October 3, 1991 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 5.00 acres more or less, as shown in Plat of Survey filed in Book 3, Page 81, on August 7, 1997 in the Office of the Recorder of Madison County, Iowa;