



Document 2020 4364

Book 2020 Page 4364 Type 03 001 Pages 2

Date 11/10/2020 Time 11:53:52AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,270.40

Rev Stamp# 526 DOV# 522

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

~~PREPARED BY & RETURN TO: Heather A. Timmins, 500 E. Court Ave. Suite 200 Des Moines, Iowa 50309, Phone: (515) 245-4300~~
~~ADDRESS TAX STATEMENTS TO: Scott Palmer, Trustee, 3248 605th Lane, Truro, IA 50257~~

$\frac{1}{2}$ \$ 794,145

WARRANTY DEED

For the consideration of ONE Dollar and other valuable consideration, John E. Garmon and Belma Garmon, a married couple, do hereby Convey to the Trustee of the Scott and Kimberly Palmer Revocable Trust U/A/D 8/31/2018 the following described real estate in Madison County, Iowa:

See Legal Description attached hereto.

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.

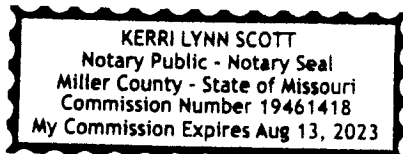
Dated: 10/29, 2020.

John E. Garmon
John E. Garmon, Grantor

Belma Garmon
Belma Garmon, Grantor

STATE OF Missouri, COUNTY OF Miller :

This record was acknowledged before me on 10/29, 2020, by John E. Garmon and Belma Garmon.



[Signature]
Signature of Notary Public

Legal Description

The Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. Parcel "A", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 520, on December 6, 1994 in the Office of the Recorder of Madison County, Iowa;
2. Parcel "B", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), containing 7.10 acres, as shown in Plat of Survey filed in Book 2, Page 627, on November 8, 1995 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "J", located in the West Half (1/2) of the Southwest Quarter (1/4) of said Section Twelve (12), containing 4.00 acres, as shown in Plat of Survey filed in Book 2017, Page 3807, on December 4, 2017 in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twelve (12), more particularly described as follows, to-wit: Beginning at a point in the Center line of a gravel road 2989 feet South of the Northwest corner of said Section Twelve (12), thence East 75 feet, thence South 75 feet, thence West 75 feet, thence North 75 feet to the point of beginning;
5. That part thereof conveyed to the State of Iowa for highway purposes, as shown in Warranty Deed filed in Book 88, Page 509, on October 5, 1957 in the Office of the Recorder of Madison County, Iowa.

