



Document 2020 4884

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Rec Amt \$22.00 Aud Amt \$15.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information:

Joni J. Hopkins, 837 NE 4th St., Earlham, IA 50072

✓ Return Document To:

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Grantors:

Joni J. Hopkins and Robert Reid Hester, Co-Trustees of the Robert and Helen Hester Revocable Trust

Grantees:

Marty M. Marker, Joni J. Hopkins, Karla K. Peiffer, Robert Reid Hester and Lynn L. Woollums

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Joni J. Hopkins and Robert Reid Hester, Co-Trustees of Robert and Helen Hester Revocable Trust, do hereby convey to Marty M. Marker, Joni J. Hopkins, Karla K. Peiffer, Robert Reid Hester, and Lynn L. Woollums, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(20).

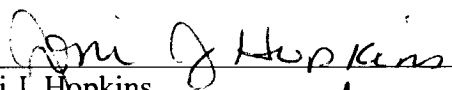
See attached legal

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: 12/21/2020



Joni J. Hopkins



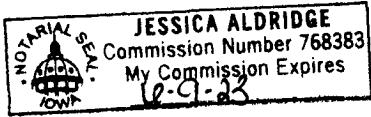
Robert Reid Hester

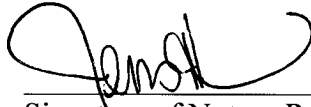
As Co-Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 12/21/2020, by Joni J. Hopkins. As Co-Trustee of the above-entitled trust.

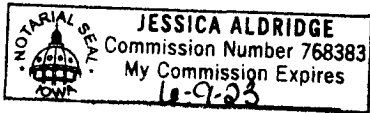


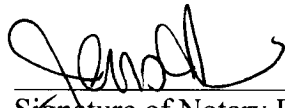


Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 12/21/2020, by Robert Reid Hester. As Co-Trustee of the above-entitled trust.





Signature of Notary Public

The South 46.17 acres of the North 66.17 acres of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), being more particularly described as follows, to-wit: Beginning at a point West 1321.3 feet, North $0^{\circ}28'$ West, 362.3 feet and North $89^{\circ}32'$ East, 33.0 feet of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), said point being on the East right-of-way line of a Madison County secondary road, thence North $0^{\circ}28'$ West, 75.0 feet, thence North $89^{\circ}32'$ East, 100.0 feet, thence South $0^{\circ}28'$ East, 75.0 feet, thence South $89^{\circ}32'$ West 100.0 feet to the point of beginning, containing 0.17 acres, more or less;
2. A tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), being more particularly described as follows to-wit: Commencing at the Southeast Corner of the South 46.17 acres of the North 66.17 acres of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), thence North 858 feet, thence West 660 feet, thence South 858 feet, thence East 660 feet to the point of beginning, containing 13 acres, more or less;
3. Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), located in and forming a part of the City of Earlham, Madison County, Iowa, being more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), thence North $0^{\circ}00'00''$ East along the West line of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), 488.88 feet to the point of beginning; thence South $89^{\circ}26'23''$ East, 443.75 feet; thence North $00^{\circ}05'48''$ West, 733.71 feet; thence South $88^{\circ}49'17''$ East, 220.00 feet to a point in an existing fence; thence South $00^{\circ}05'48''$ East along an existing fence, 856.34 feet; thence North $89^{\circ}26'23''$ West, 530.92 feet; thence North $0^{\circ}00'00''$ East 75.00 feet; thence North $89^{\circ}26'23''$ West, 133.00 feet to a point on the West line of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1); thence North $0^{\circ}00'00''$ East along the West line of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), 50.00 feet to the point of beginning. Said parcel contains 5.374 acres;
4. Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section One (1), containing 2.829 acres as shown in Plat of Survey filed in Book 2001, Page 5043 on November 8, 2001, in the Office of the Recorder of Madison County, Iowa;

AND

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-four (34), containing 4.55 acres, as shown in Plat of Survey filed in Book 2, Page 485 on July 18, 1994 in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,