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County Recording Fee: \$22.00

lowa E-Filing Fee: \$3.00 Combined Fee: \$25.00 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa

PREPARED BY and RETURN TO:

Andrew C. Sigerson Legacy Design Strategies, L.L.C. 9859 S. 168th Avenue Omaha, NE 68136 (402) 505-5400 TAX STATEMENT TO:

Mark & Stacy Marean, Trustees 2734 Norwood Ave. Peru, IA 50222

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, MARK MAREAN a/k/a MARK K. MAREAN and STACY MAREAN a/k/a STACY A. MAREAN, husband and wife, GRANTOR(S), hereby convey to MARK K. MAREAN and STACY A. MAREAN, Trustees of the MARK K. MAREAN LIVING TRUST dated March 30, 2021, and any amendments thereto, GRANTEE(S), the following described real estate in Madison County, Iowa.

The Northeast Quarter (NE ¼) of Section 14, in Township 74 North, Range 27 West of the 5th P.M., in Madison County, Iowa, EXCEPT a tract commencing at the Southwest corner of the Northeast Quarter (NE ¼) of Section 14; thence on an assumed bearing of North 00°00'00" East along the West line of said Northeast Quarter (NE ¼) 86.62 feet to the point of beginning; thence South 85°20'58" East 707.32 feet; thence North 10°17'52" West 266.78 feet; thence North 32°31'24" West 260.17 feet; thence North 00°40'37" East 375.77 feet; thence North 89°23'21" West 521.89 feet to the West line of said Northeast Quarter (NE ¼); thence South 00°00'00" East along said West line 805.81 feet to the point of beginning; said tract contains 11.11 acres, more or less, and is subject to a Madison County Highway easement over the westerly 0.86 acres thereof; AND

Parcel "E" in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) and the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) all in Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East 706.19 feet along the East line of said Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) to the Point of Beginning; thence North 90°00'00" West 66.0 feet; thence South 00°00'00" East 800.00 feet, thence North 90°00'00" East 66.0 feet to the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 25; thence North 00°00'00" East 191.76 feet along the East line of said Northwest Quarter of the Southwest Quarter (NW ¼ SW ½); thence North 00°00'00" East 608.24 feet to the Point of Beginning, containing 1.212 acres; AND

The West Half of the Southeast Quarter (W ½ SE ¼) and the West Half of the Southeast Quarter of the Southeast Quarter (W ½ SE ¼ SE ¼), and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼), except the North 5 rods thereof, and the East Half of the Southwest Quarter (E ½ SW ¼), all in Section 25, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, excepting therefrom the Right of Way of the Chicago, Rock Island, and Pacific Railroad across said land,

AND EXCEPT Parcel "A", located in that part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 3, Page 189 on

February 26, 1998, in the Office of the Recorder of Madison County, Iowa,

AND EXCEPT

Parcel "B", located in that part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, shown in Plat of Survey filed in Book 3, Page 189 on February 26, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT

Parcel "C", located in the Southeast Quarter (SE ¼), Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 67.835 acres, as shown in Plat of Survey filed in Book 3, Page 352 on December 1, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT

Parcel "D", located in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 0.648 acres, as shown in Plat of Survey filed in Book 3, Page 553 on March 24, 2000, in the Office of the Recorder of Madison County, Iowa.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21) Less than \$500 or No Consideration

GRANTOR(S) 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. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 30th day of March, 2021.

MARK MAREAN a/k/a MARK K. MAREAN, Grantor

STACY MAREAN a/k/a STACY A. MAREAN
Grantor

STATE OF IOWA) ss COUNTY OF MADISON)

On this 30th day of March, 2021, before me, the undersigned Notary Public in and for said State, personally appeared MARK MAREAN a/k/a MARK K. MAREAN and STACY MAREAN a/k/a STACY A. MAREAN to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal.

MATT MOLETTIERE
Commission Number 764679
MY COMMISSION EXPIRES
OCTOBER 14, 2021

Notary Public