



BK: 2021 PG: 1684
Recorded: 4/26/2021 at 11:25:04.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa 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 ¼); 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

