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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Robert D. Van Scoy, 704 South 8th Avenue, Winterset, IA 50273

✓ **Return Document To:** Robert D. Van Scoy, 704 South 8th Avenue, Winterset, IA 50273

Grantors: Robert D. Van Scoy as trustee of Velma E. Van Scoy Trust dated November 1, 2007

Grantees: Robert D. Van Scoy as trustee of Robert D. Van Scoy Trust dated November 1, 2007

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Robert D. Van Scoy, Trustee of the Velma E. Van Scoy Trust dated November 1, 2007, does hereby Convey to Robert D. Van Scoy, Trustee of the Robert D. Van Scoy Trust dated November 1, 2007, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

An undivided one-half interest in and to:

See Exhibit "A" 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.

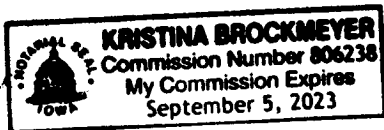
Dated: 7 20 2021.

Velma E. Van Scoy Trust dated November 1, 2007

By Robert D Van Scoy trustee
Robert D. Van Scoy, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 20, 2021,
by Robert D. Van Scoy, Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

EXHIBIT A

1. The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
AND
The South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.,
EXCEPT for a parcel of land legally described as:
Commencing as a point of reference at the Southeast Corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Scott Township, Madison County, Iowa; thence North 90° 00' West 1089.0 feet along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Sixteen (16) to the point of beginning (this is an assumed bearing for purposes of this description only); thence continuing North 90° 00' West 450.0 feet along said South line of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16); thence North 00° 00' East 300.0 feet; thence North 90° 00' East 450.0 feet; thence South 00° 00' West 300.0 feet to the point of beginning, and subject to encumbrances of record, and containing 3.1 acres more or less.
2. The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-four (34) except that parcel containing about 4.6901 acres and described as the North 450.0 feet of the East 454.0 feet of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-four (34), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-five (35) except that parcel containing about 0.3099 acres and described as the North 450.0 feet of the West 30.0 feet of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-five (35), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
3. A tract of land commencing 29 rods and 20 $\frac{1}{2}$ links North of the Southeast Corner of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North to a point 39 rods and 12 $\frac{3}{4}$ links South of the Northeast Corner thereof, thence West 24 rods and 7 $\frac{1}{2}$ links, thence South to a point 40 rods North of the South line of said 40 acre tract, thence West to a point 29 rods and 16 $\frac{1}{2}$ links West of the East line thereof, thence South to a point 21 rods and 21 $\frac{1}{2}$ links North of the South line thereof, thence East to a point 150 feet West of the East line thereof, thence North 8 rods, thence East 150 feet to the point of beginning.
4. The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
5. The South Half of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land described as follows: Beginning at the center of Section Thirty-four (34), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence North 710 feet along the West line of the Northeast Quarter (1/4) of said Section, thence North 89° 39' 30" East 307 feet, thence South 710 feet to a point on the existing County Road, thence South 89° 39' 30" West 307 feet along said County road to the point of beginning, containing 5.004 acres more or less including rights presently existing or later arising.