

BK: 2021 PG: 3945
Recorded: 9/21/2021 at 8:03:47.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Ann C. Spellman
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004
Phone: (515) 246-5866

Taxpayer Information: (name and complete address)

Thomas E. Jordison
2404 Walnut Trail
Saint Charles, IA 50240

Return Document To: (name and complete address)

Ann C. Spellman
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309-8004

Grantors:

Thomas E. Jordison

Grantees:

Thomas E. Jordison, or his successor(s), as Trustee of the
Thomas E. Jordison Revocable Trust U/A/D February 1, 2021

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, Thomas E. Jordison, a single person, does hereby convey to Thomas E. Jordison, or his successor(s), as Trustee of the Thomas E. Jordison Revocable Trust U/A/D February 1, 2021, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:


See **Exhibit "A"** for legal description.

This deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §428A.2.

Grantor does hereby covenant 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.

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 the 1st day of February, 2021.


Thomas E. Jordison

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me this 1st day of February, 2021, by Thomas E. Jordison, a single person.


Notary Public

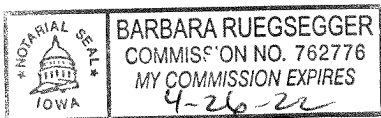


Exhibit "A"

A parcel of land described as beginning at a Point 66.0 feet North of the Northwest Corner of Lot 3, Block 1 of Beaver and Patton's Addition to St. Charles, Iowa; thence N. $0^{\circ}00'$ 707.0 feet to the North line of the Northwest Quarter (NW 1/4) of Section 24, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence N $84^{\circ}49'E$. 1,100.0 feet to the North Quarter Corner of said Section 24; thence S. $0^{\circ}14'E$. 485.8 feet to the North line of Iowa Highway No. 251; thence S $44^{\circ}28'W$. 530.6 feet; thence S. $41^{\circ}02'W$. 205.3 feet; thence S. $39^{\circ}39'W$. 241.7 feet; thence N. $90^{\circ}00'W$. 247.2 feet in line with the South line of Market Street; thence N. $31^{\circ}27'W$. 60.7 feet to a point on the West line of the Old Narrow Gauge Railroad Right of Way; thence N. $22^{\circ}40'E$. 376.4 feet along said Railroad right of way to the North line of Vine Street; thence N. $90^{\circ}00'W$. 303.0 feet to the point of beginning containing 21.40 acres (The West line of the NE 1/4 NW 1/4 Section 24, Township 75 North, Range 26 West is assumed to bear due north and south)