



Document 2021 5274

Book 2021 Page 5274 Type 03 001 Pages 3

Date 12/29/2021 Time 12:52:37PM

Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$1,919.20 ANNO

Rev Stamp# 652 DOV# 643 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$1,200,000

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Eric F. Turner, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: 515-245-9509

¹/₄ **Taxpayer Information:** Eric Rooney, 19668 Coachwood Rd., Riverview, MI 48193

Return Document To: Mark L. Smith, Farmers & Merchant State Bank Bldg, P.O. Box 230, Winterset, IA 50273

Grantors: Sue A. MacRae, as Trustee of the Kathryn A. Llewellyn Living Trust dated September 18, 2014

Grantees: Eric Rooney and Julie Rooney

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, Sue A. MacRae, as Trustee of the Kathryn A. Llewellyn Living Trust dated September 18, 2014, does hereby Convey to Eric Rooney and Julie Rooney, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26); AND the North Half (1/2) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of Section Twenty-five (25); INCLUDING Parcel "H" located in the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 20.48 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3321 on October 23, 2017, in the Office of the Recorder of Madison County, Iowa; ALL in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts, to-wit:



1. The West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25);
2. Parcel "F" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 40.02 acres, as shown in Plat of Survey filed in Book 2014, Page 1403 on June 12, 2014, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "G" located in the East Half (1/2) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 17.97 acres, as shown in Plat of Survey filed in Book 2014, Page 1763 on July 22, 2014, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), more particularly described as follows, to-wit: Commencing 54 rods South of the Northwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), and running thence South 22 and 1/16 rods, thence East 23 1/2 rods, thence North 3 rods and 13 feet, thence in a Northwesterly direction to the point of beginning.

Subject to covenants, easements, and restrictions of record.

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: 12/23/21.

Kathryn A. Llewellyn Living Trust
dated September 18, 2014

By: Sue A MacRae Trustee
Sue A. MacRae, as Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 12/23/21,
by Sue A. MacRae, Trustee of the above-entitled trust.

Mark L. Smith
Signature of Notary Public

