



Document 2022 1325

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Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:**

Michael S. Eganhouse, Simpson Jensen Abels Fischer & Bouslog, PC  
400 Locust Street, Suite 400, Des Moines, IA 50309; Phone: 515-288-5000

**Taxpayer Information:**

Steven M. Pauly, Patricia R. Pauly and Michael L. Pauly Trust  
1911 265<sup>th</sup> Street, Winterset, IA 50273

**Return Document To:**

Michael S. Eganhouse, Simpson Jensen Abels Fischer & Bouslog, PC  
400 Locust Street, Suite 400, Des Moines, IA 50309

**Grantor:**

Michael L. Pauly, as Trustee of the Karen M. Pauly Trust

**Grantee:**

Michael L. Pauly

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Michael L. Pauly, as Trustee of the Karen M. Pauly Trust, does hereby convey to Michael L. Pauly, a single person, the following described real estate in Madison County, Iowa:

An undivided one-fourth interest in: The Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" described as follows: Commencing at the West Quarter Corner of Section 27, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, Thence North 90°00'00" East 1,076.31 feet along the South line of the Northwest Quarter (NW 1/4) of said Section 27 which is also the centerline of a County Road to the Point of Beginning; thence continuing North 90°00'00" East along the South line of said Northwest Quarter (NW 1/4) 825.00 feet; thence North 00°00'00" East 528.00 feet; thence North 90°00'00" West 825.00 feet; thence South 00°00'00" West 528.00 feet to the Point of Beginning containing 10.000 acres, including 0.625 acres of County Road right-of-way; AND EXCEPT Parcel "C" described as follows: Beginning at the West Quarter Corner of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 627 feet along the South line of the Northwest Quarter (NW 1/4) of said Section Twenty-seven (27) which is the centerline of a county road; thence North 00°18'46" West 695.00 feet; thence North 90°00'00" West 627.00 feet to a point on the West line of said Northwest Quarter (NW 1/4); thence South 00°18'46" East 695.00 feet along the West line of said Northwest Quarter (NW 1/4) which is also the centerline of a county road to the Point of Beginning, said excepted parcel containing 10.004 acres including 0.977 acres of County Road right-of-way.

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

The grantor hereby covenants with grantee, 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.

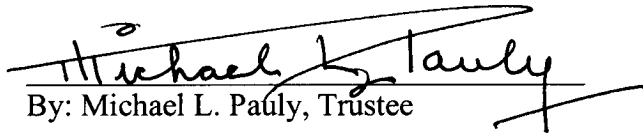
The grantor further warrants to the grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantee 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: May 2, 2022.

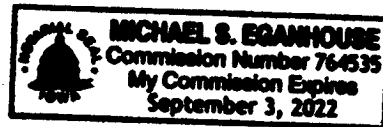
**Karen M. Pauly Trust**

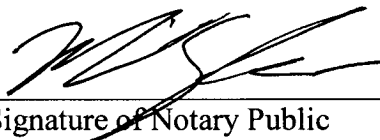
  
By: Michael L. Pauly, Trustee

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

**STATE OF IOWA, COUNTY OF POLK**

This record was acknowledged before me on May 2, 2022 by Michael L. Pauly, as Trustee of the Karen M. Pauly Trust.



  
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Signature of Notary Public