

BK: 2022 PG: 2651  
Recorded: 9/8/2022 at 11:03:12.0 AM  
Pages 4  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Stanley C. Marsh  
10520 Meridith Drive, Unit 8  
Urbandale, Iowa 50322

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Stanley C. Marsh

**Grantees:**

Stanley C. Marsh Trust

**Legal description:** See Page 2

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



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, STANLEY C. MARSH and QIAO WANG, husband and wife, do hereby Convey to Stanley C. Marsh as Trustee of the STANLEY C. MARSH TRUST dated August 25, 2022 the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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 on September 6, 2022.

Stanley C. Marsh (Grantor)

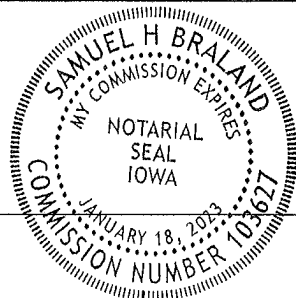
Qiao Wang (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 6, 2022, by Stanley C. Marsh and Qiao Wang



Signature of Notary Public

EXHIBIT "A"

The West Seventy-Two and one-half (72 ½) feet in width of Lots Eight (8) and Nine (9) in Block Eleven (11) of the Original Town of Earlham, Madison County, Iowa.

And

Lot One (1) in Block Thirteen (13) of the Original Town of Earlham, Iowa, EXCEPT Parcel "C" located therein, containing 0.179 acres, as shown in Plat of Survey filed in Book 2003, Page 4794 on August 13, 2003 in the Office of the Recorder of Madison County, Iowa.

And

Parcel "D", being a part of Parcel "A", located South of Lot One (1) in Block Thirteen (13) of the Original Town of Earlham, Madison County, Iowa, and being a part of the former Chicago, Rock Island and Pacific Railroad Company's depot ground, containing 0.171 acres, as shown in Plat of Survey filed in Book 2003, Page 4795 on August 13, 2003 in the Office of the Recorder of Madison County, Iowa.

And

Lot Three (3) in Block Thirteen (13) in the Original Town of Earlham, Madison County, Iowa, AND Part of the Chicago, Rock Island and Pacific Railroad Company's depot grounds in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West in the Town of Earlham, Madison County, Iowa, more particularly described as follows: Beginning at the point of intersection of the east line of Maple Street with the northerly line of said Railroad Company's depot grounds, said northerly line of depot ground being 150 feet northerly of and parallel with the centerline of the said Railroad Company's main tract; thence southerly 106 feet, more or less, along the east line of Maple Street to a point in a line being 50 feet northerly of and parallel with the centerline of said Railroad company's main track; thence southeasterly 313 feet, more or less, along last said parallel line to a point in the west line of Cherry street; thence northerly 106 feet, more or less, along the west line of Cherry Street to a point in the northerly line of said depot grounds, thence northwesterly 313 feet, more or less, along the northerly line of said depot grounds to the point of beginning, EXCEPT, that part of the former Chicago, Rock Island and Pacific Railroad Company's depot grounds, described as follows: Beginning at the southeast corner of said Block 13; thence South 00°00'00" East along the west line of vacated Cherry Street 89.78 feet to a point 50.00 feet radially distant from the centerline of the former Chicago, Rock Island and Pacific Railroad Company's main tract; thence northwesterly a distance of 165.54 feet along a curve concave to the northeast and not tangent with the last described line, said curve has a radius of 5679.65 feet, central angle of 1°40'12", chord bearing of North 77°58'54" West, and is 50.00 feet radially distant

from said main tract centerline; thence North  $00^{\circ}17'13''$  East 96.04 feet to the southwest corner of Lot 1 of said Block 13; thence South  $75^{\circ}50'29''$  East along the southerly line of said Lot 1, 166.48 feet to the southeast corner of said Block 13 and the point of beginning. Said tract contains 15,029 square feet.