

BK: 2022 PG: 3719
Recorded: 12/27/2022 at 10:52:51.0 AM
Pages 4
County Recording Fee: \$62.00
Iowa E-Filing Fee: \$4.16
Combined Fee: \$66.16
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Breanna Young, 215 10th Street, Ste 1300, Des Moines, IA 50309, Phone: 515-288-2500

Taxpayer Information: Leonard D. Pitcock Marital Trust, 1525 170th St., Earlham, IA 50072

Return Document To: Leonard D. Pitcock Marital Trust, 1525 170th St., Earlham, IA 50072

Grantors: Gary D. Pitcock and Esther R. Pitcock as co-trustees of Leonard D. Pitcock Trust

Grantees: Gary D. Pitcock and Esther R. Pitcock as co-trustees of Leonard D. Pitcock Marital Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2021 Page 1194



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gary D. Pitcock and Esther R. Pitcock, Co-Trustees of Leonard D. Pitcock Trust, does hereby Convey to Gary D. Pitcock and Esther R. Pitcock, Co-Trustees of Leonard D. Pitcock Marital Trust, the following described real estate in Madison County, Iowa:

Real property described at Exhibit A hereto.

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


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: December 15, 2022.

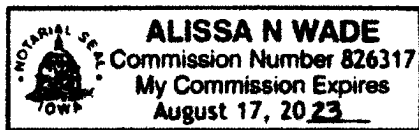
Leonard D. Pitcock Trust

By Gary D. Pitcock 
Gary D. Pitcock, as co-Trustee

By Esther R. Pitcock 
Esther R. Pitcock, as co-Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on December 15, 2022, by Gary D. Pitcock and Esther R. Pitcock, as co-Trustees of the above-entitled trust.



Alissa N Wade 
Signature of Notary Public

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

EXHIBIT A
Legal Description of Real Property

An undivided one-half interest in and to all of the following-described real property:

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel B of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section Twenty-four (24) as described in Plat of Survey filed in Book 2013 on Page 1790; AND

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

The East One-fourth of the Southeast Quarter of the Northeast Quarter (E $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) EXCEPT the North Eight (8) rods in width thereof, of Section Eleven (11), Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County Iowa; AND

Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence North on the section line Twenty (20) feet, thence in a line Southeast to a point Twenty (20) feet East of said place of beginning thence West Twenty (20) feet to the place of beginning; AND

The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-two (22), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Eleven (11), all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT beginning at the East Quarter Corner of said Section Thirty-four (34), thence South 89°55'33" West 715.18 feet, thence North 0°3'20" East 1,471.31 feet, thence North 89°47'51" East 713.75 feet, thence South 0°0'0" 1,472.90 feet to the point of beginning; AND

Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section 19, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land in the Southeast Quarter of the Northwest Fractional Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 19, more particularly described as follows: Beginning at the Southeast corner of the Northwest Fractional Quarter of said Section 19; thence South 90°00'00" West 1,246.69 feet along the south line of said Northwest Fractional Quarter; thence North 00°54'27" West 500.06 feet thence North 89°59'58" East 1,256.65 feet to the east line of said Northwest Fractional Quarter; thence along said east line South 00°14'01" West 500.01 feet to the point of beginning. Said tract of land contains 14.367 acres including buildings and including 0.945 acres of county road right of way.); AND

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

The Northwest Quarter (NW $\frac{1}{4}$); the West Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) in Section (12); the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Eleven (11); and the following-described tract: Commencing at the

Northeast Comer of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section (11), thence West to the Northwest Comer of the said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), thence South to center of the main channel of North River, thence East along the center of the channel of North River to a point 20 rods West of the East line of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), thence North to a point 8 rod South of the North line of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), thence East 20 rods to the East line of the said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), thence North 8 rods to the Northeast Corner of the Said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND

The West 53 $\frac{1}{3}$ acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26 Township 76 North, Range 29, West of the 5th P.M., Madison County, Iowa; AND

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-three (23), all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.