



Document 2023 1074

Book 2023 Page 1074 Type 03 001 Pages 3

Date 5/17/2023 Time 8:11:22AM

Rec Amt \$17.00 Aud Amt \$15.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Rodney Jones Family Trust dated March 16, 2023, 1185 South Main
Drive, Apache Junction, AZ 85120

Return Document To: Rodney Jones Family Trust dated March 16, 2023, 2441 250th St.,
Winterset, IA 50273

Grantors: Rodney C. Jones

Grantees: Rodney C. Jones as trustee of Rodney Jones Family Trust dated March 16, 2023

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rodney C. Jones, a/k/a Rodney Jones, a/k/a Rodney Clair Jones, Single, does hereby Convey to Rodney C. Jones, Trustee of Rodney Jones Family Trust dated March 16, 2023, the following described real estate in Madison County, Iowa:

A tract of land commencing at the Southeast Corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West 640 feet, thence North 296 feet, thence East 640 feet, thence South to the point of beginning;

AND

The East Half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, excepting the following-described tract, to-wit: Commencing at the Northeast corner of the Southeast Quarter ($SE\frac{1}{4}$) of said Section Seventeen (17), Running thence West 15 rods, thence South 16 rods, thence East 15 rods, thence North 16 rods to the place of beginning;

AND

The North Three-fourths ($N\frac{3}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) and the West one-fourth ($W\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

AND

The East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except five (5) acres and the buildings located in the southeast corner thereof, more particularly described as follows: A tract of land commencing at the Southeast corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West 640 feet; thence North 296 feet; thence East 640 feet; thence South to the Point of Beginning.


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

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: May 16, 2023.


Rodney C. Jones, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 16, 2023 by
Rodney C. Jones.


Signature of Notary Public

