



Document 2023 127

Book 2023 Page 127 Type 03 001 Pages 3

Date 1/24/2023 Time 11:07:46AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$255.20

Rev Stamp# 14

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Return To: Kevin L. Sanders and Vicki T. Sanders, 2508 Ridgewood Drive, West Des Moines, Iowa 50265

Taxpayer: Kevin L. Sanders and Vicki T. Sanders, 2508 Ridgewood Drive, West Des Moines, Iowa 50265

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



WARRANTY DEED

For the consideration of One Hundred Fifty-Nine Thousand Seven Hundred Fifty Dollar(s) and other valuable consideration, Delpha M. Trindle, Single, does hereby Convey to Kevin L. Sanders and Vicki T. Sanders, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached

This deed is given in satisfaction of a real estate contract recorded in book 2009, page 1297 and an Amendment to Real Estate Contract recorded in Book 2018, Page 2304, both in the Recorder's Office of Madison County, 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: Jan. 24, 2023

Delpha M. Trindle
Delpha M. Trindle, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Jan. 24, 2022 by
Delpha M. Trindle.

Jerrold B. Oliver
Signature of Notary Public

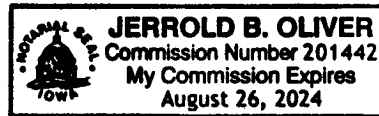


EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel "F", located in the Southeast Quarter of the Southeast Quarter of Section 4, and in the Northeast Quarter of the Northeast Quarter of Section 9, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°39'13" East, 784.79 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 89°59'20" East, 1065.50 feet; thence South 01°19'41" West, 1120.96 feet along an existing fenceline; thence South 62°14'48" West, 1002.62 feet to a point on the centerline of an existing County Road; thence North 28°31'42" West, 238.73 feet along said Road Centerline; thence Northwesterly 219.23 feet along an 429.18-foot radius curve, concave Northeasterly, with a chord of North 13°53'49" West, 216.82 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°44'05" East, 382.41 feet along the West line of the Northeast Quarter of the Northeast Quarter of said Section 9 to the Point of Beginning. Said Parcel contains 33.17 acres, including 1.22 acres of County Road right-of-way.

EASEMENT LEGAL DESCRIPTION:

A 35.00-foot wide Ingress/Egress and Public Utility Easement located in the Southwest Quarter of the Southwest Quarter of Section 3, and in the Southeast Quarter of the Southeast Quarter of Section 4, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of Parcel "F", a plat of survey located in the Southeast Quarter of the Southeast Quarter of Section 4, and in the Northeast Quarter of the Northeast Quarter of Section 9, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°59'20" West, 35.00 feet along the North line of said Parcel "F"; thence North 00°25'34" West, 34.75 feet; thence North 89°34'32" East, 788.41 feet; thence North 03°04'31" East, 483.31 feet to a point on the centerline of an existing County Road; thence South 89°49'25" East, 35.04 feet along said road centerline; thence South 03°04'31" West, 518.01 feet to a point in an existing fenceline; thence South 89°34'32" West, 786.33 feet along said fenceline to the Easement Point of Beginning.