



Document 2023 2650

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Date 10/27/2023 Time 11:00:40AM

Rec Amt \$27.00 Aud Amt \$35.00 INDX

Rev Transfer Tax \$1.152.00 ANNO

DOV# 380 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$720,288.⁶⁸

**TRUSTEE 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: Robert M. Casper Revocable Trust, 2218 N. John Wayne Drive, Winterset, IA 50273

Return Document To: Robert M. Casper Revocable Trust, 2218 N. John Wayne Drive, Winterset, IA 50273

Grantors: Dorothy Sue Baker and Ronald Baker as co-trustees of The Dorothy Sue Baker Living Trust

Grantees: Robert M. Casper and Margaret M. Casper as co-trustees of Robert M. Casper Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Seven Hundred Twenty Thousand Two Hundred Eighty-Eight Point Six Eight Dollar(s) and other valuable consideration, Dorothy Sue Baker and Ronald Baker, Co-Trustees of The Dorothy Sue Baker Living Trust, does hereby Convey to Robert M. Casper and Margaret M. Casper, Co-Trustees of Robert M. Casper Revocable Trust, the following described real estate in Madison County, Iowa:

See descriptions attached.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 10-24-2023.

The Dorothy Sue Baker Living Trust

SUSAN B FORSYTH
NOTARY PUBLIC
Alameda County
North Carolina
My Commission Expires October 23, 2024

By Dorothy Sue Baker
Dorothy Sue Baker, as Trustee

By Ronald Baker
Ronald Baker, as Trustee

STATE OF NC, COUNTY OF Alameda

This record was acknowledged before me on 10-24-2023, by Dorothy Sue Baker and Ronald Baker, Trustees of the above-entitled trust.

Susan B. Forsyth
Signature of Notary Public

THE DOROTHY SUE BAKER LIVING TRUST DATED MAY 21, 2109 LEGAL DESCRIPTION

All of my undivided interest in and to the following described real estate:

<p>The South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "L" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seven (7), as show in the Plat of Survey filed in Book 2015, Page 1663 on June 16, 2015 in the Office of the Recorder of Madison County, Iowa.</p>
<p>The East 46 Acres of the North Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "L" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eighteen (18), as show in the Plat of Survey filed in Book 2015, Page 1663 on June 16, 2015 in the Office of the Recorder of Madison County, Iowa.</p>
<p>The East 60 Acres of the South Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.</p>
<p>The Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.</p>
<p>The East Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.</p>
<p>The West Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa.</p>
<p>All that part of the West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County Iowa, lying South and East of the main channel of Middle River.</p>
<p>The North Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, EXCEPT the following-described tracts, to-wit:</p> <ol style="list-style-type: none">1. All that part of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) which lies south and east of the public highway; A tract of land commencing Seven Hundred (700) feet East of the Southwest corner of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3); thence East Six Hundred Thirty-two (632) feet to the center of said public highway; thence North One Hundred Ninety-five (195) feet along center of said highway, thence West Six Hundred Thirty-two (632) feet, thence South One Hundred Ninety-five (195) feet to place of beginning.

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. All that part of a tract of land located therein, as shown in Plat of Survey filed in Book 2, Page 47 on September 24, 1986, in the Office of the Recorder of Madison County, Iowa.
2. All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of the North line of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), thence West 1,326 feet to the point of beginning.

Fifteen (15) acres off of the East end of the North Half (½) of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The North Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof lying South and East of Middle River, containing 2.22 acres, more or less.

The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. A tract of land located in the Southwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), known as Lot 2 and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), thence North 45 rods, thence East 20 rods, thence South 45 rods, thence West 20 rods to the place of beginning;
2. All that part thereof which lies North and West of the public road;
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of

the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence West 1,326 feet to the point of beginning;

All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.

The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tracts, to-wit:

1. A parcel of land commencing at the Southeast corner of said Section Twenty-five (25), thence North 304.95 feet to the point of beginning, thence West 500.00 feet, thence North 1,781.45 feet, thence East 500.00 feet, thence South 1,781.45 feet to the point of beginning;
2. All that part thereof used for highway purposes.
3. Parcel "H" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-Five (25), containing 9.05 acres, as shown in Plat of Survey filed in Book 2016, Page 1401 on May 23, 2016, in the Office of the Recorder of Madison County, Iowa
4. Lot "B" of North Stone Village, Plat No. 4, City of Winterset, Madison County, Iowa. Parcel "R" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 8.43, as shown in Plat of Survey filed in Book 2023, Page 562 on March 3, 2023, and corrected by Affidavit filed in Book 2023, Page 562 on March 20, 2023, in the Office of the Recorder of Madison County, Iowa

The West Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; INCLUDING Parcel "N" located therein, containing 3.15 acres as shown in Plat of Survey filed in Book 2018, Page 887, on March 23, 2018, in the Office of the Recorder of Madison County, Iowa; EXCEPT the following described tracts, to-wit:

1. That part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 598 on July 26, 1995, in the Office of the Recorder of Madison County, Iowa;
- A tract of land containing 1.2625 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 150 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.