

BK: 2023 PG: 273
Recorded: 2/15/2023 at 8:11:05.0 AM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
BRANDY L. MACUMBER, 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)

Jennifer L. Plumb, PO Box 496, Atlantic, IA 50022; Phone: (712) 243-1663

Taxpayer Information: (name and complete address)

Verlan E. Rouw and Mary Ann Rouw, Trustees, 1402 Cyclone Avenue, Harlan, IA 51537

Return Document To: (name and complete address)

Jennifer L. Plumb, PO Box 496, Atlantic, IA 50022; Phone: (712) 243-1663

Grantors:

Verlan E. Rouw
Mary Ann Rouw

Grantees:

Verlan E. Rouw and Mary Ann Rouw, Trustees of the VERLAN E. ROUW REVOCABLE TRUST dated the 9th day of February, 2023

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration, VERLAN E. ROUW and MARY ANN ROUW, husband and wife, ("Grantors") do hereby Convey to VERLAN E. ROUW and MARY ANN ROUW, TRUSTEES OF THE VERLAN E. ROUW REVOCABLE TRUST dated the 9th day of February, 2023 ("Grantee"), the following described real estate in Madison County, Iowa:

All that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3) which lies West of the right of way of the Chicago, Rock Island and Pacific Railroad Company, and the West Half (1/2) of the Northeast Quarter (1/4) and the East one-eighth (1/8) of the Northwest Quarter (1/4) and all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) which lies West of the right of way of said Railroad Company, of Section Ten (10), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Lot Twelve (12) and Lot Thirteen (13) of the Hogue Subdivision; an official plat of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to easement for a public road along the East side thereof.

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

Grantors do Hereby Covenant with Grantee, 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. The undersigned hereby relinquish 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: February 9, 2023.



Verlan E. Rouw



Mary Ann Rouw

STATE OF IOWA, COUNTY OF CASS, ss:

This record was acknowledged before me this 9th day of February, 2023, by VERLAN E. ROUW and MARY ANN ROUW, husband and wife.

Bailey Whittenbaugh
Signature of Notary Public

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