



Document 2023 2775

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Date 11/13/2023 Time 8:20:38AM

Rec Amt \$12.00 Aud Amt \$10.00

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Francis J. McAllister, Jr., 1287 Timber Ridge Avenue, Van Meter, IA 50261  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912

**WARRANTY DEED**

For the consideration of -----Estate Planning----- Dollar(s) and other valuable consideration, Francis J. McAllister, Jr., a Single Person, does hereby Convey to Mark F. McAllister the following described real estate in Madison County, Iowa:

**A one-half interest in and to the real estate legally described as:**

**South Half (1/2) of the Southwest Quarter (1/4), (Except all oil, gas or other minerals reserved by the NW Mutual Life Ins. Co., in deed recorded in Book 80, Page 54) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., containing 80 acres more or less according to Government survey, Madison County, Iowa,**

**AND**

**The Southwest Quarter (1/4) of the Southwest Quarter (1/4), except the West 672 feet of the South 700 feet thereof; and, the East Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4); and, Parcel "C" in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the South Quarter corner of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 00 degrees 32 minutes 34 seconds East 568.74 feet along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-four (24); thence North 89 degrees 40 minutes 35 seconds East 383.00 feet; thence South 00 degrees 32 minutes 34 seconds West 568.74 feet to a point on the South line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 89**

degrees 40 minutes 36 seconds West 383.00 feet to the Point of Beginning containing 5.000 acres including 0.290 acres of County Road right-of-way.

Grantor, Francis J. McAllister, Jr., reserves unto himself a life estate in and to the above described property, including all the rights of possession and rights to all rents and profits for his natural life.

This conveyance is a transfer between parent and child without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants 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.

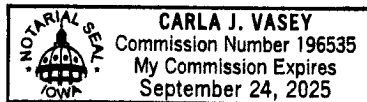
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

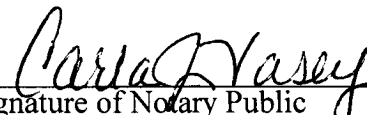
Dated: November 9, 2023.

  
Francis J. McAllister, Jr., Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 9, 2023 by Francis J. McAllister, Jr.



  
Signature of Notary Public