

BK: 2023 PG: 678
Recorded: 4/7/2023 at 8:00:45.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

DEED
Recorder's Cover Sheet

Preparer Information: James V. McKinney, 480 Sixth Street, Waukee, IA 50263,
Phone: 515-987-4578

Taxpayer Information: Todd R. Hartsell, 6683 NE 9th Ct., Des Moines, IA 50313

Return Document To: James V. McKinney, P. O. Box 609, Waukee, IA 50263

Grantor: Todd R. Hartsell

Grantee: Todd R. Hartsell, as Trustee of the Todd R. Hartsell Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

DEED

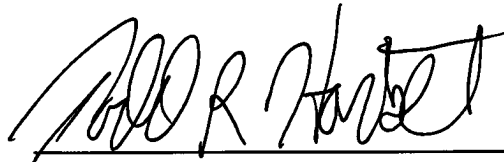
For the consideration of one Dollar(s) and other valuable consideration, Todd R. Hartsell, a single person does hereby convey to Todd R. Hartsell, as Trustee of the Todd R. Hartsell Revocable Trust, dated February 12, 2020, the following described real estate in Madison County, Iowa:

Parcel "C" a portion of the existing Parcel "A", located in the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section 26, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0° 10' 1" East along the West line of the Northeast Quarter (1/4) of said Section 26, 2152.24 feet; thence South 89° 48' 06" East, 2099.66 feet; thence South 0° 45' 32" West, 836.86 feet to a point on the South right-of-way (ROW) line of Iowa Highway 92; thence South 75° 56' 18" West along said ROW line 943.33 feet; thence Southwesterly along said ROW line 1056.35 feet along a 1399.39 foot radius curve concave Southeasterly with a chord of South 54° 18' 48" West, 1031.45 feet; thence South 32° 41' 18" West along said ROW line, 511.20 feet; thence Southwesterly along said ROW line 56.63 feet along a 1942.86 foot radius curve concave Northwesterly with a chord of South 33° 31' 25" West, 56.63 feet to a point on the South line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 26; thence North 89° 44' 21" West along the South line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 26, 34.75 feet of the Point of Beginning. Said Parcel contains 59.999 acres, including 4.952 acres of Iowa Highway 92 right-of-way. Subject to Covenants, easements and restrictions of record, if any; **EXCEPT** the following described real property: Parcel "F" a portion of Parcel "C", located in the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.0051 acres, as shown in Plat of Survey filed in Book 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa (conveyed and filed of record on May 1, 2001, at Book 2001, Page 1736, of the Madison County Recorder's Office)

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

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. Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he has good and lawful authority to convey the real estate.

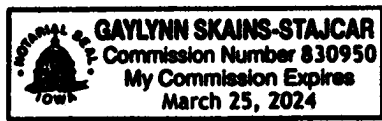
Dated this 13th day of March, 2023.

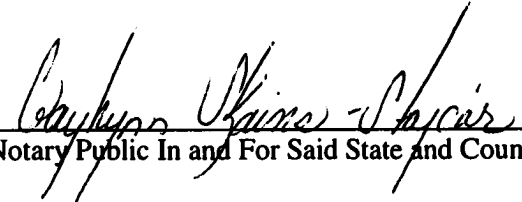


Todd R. Hartsell, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on March 13, 2023 by Todd R. Hartsell, a single person.





Notary Public In and For Said State and County