



Document 2024 1182

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Date 5/31/2024 Time 10:59:04AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**PREPARED AND REQUESTED BY
AND WHEN RECORDED, RETURN TO:**

NORMAN DOWLER, LLP
840 County Square Drive, 3rd Floor
Ventura, California 93003
File No.: 25221.001 mmi:gb
(805) 654-0911

MAIL TAX STATEMENTS TO:

Kiana Grant
252 Petit Avenue
Ventura, California 93004

Exempt from Real Estate Transfer Tax pursuant to Iowa Code § 428A.2(22)

GIFT DEED

KNOW ALL MEN BY THESE PRESENTS that the grantor,
Kiana Grant, Trustee of the Ruth A. Young Revocable Trust dated January 26, 2016, of 252
Petit Avenue, Ventura, California 93004

for no valuable consideration whatsoever and purely as a gift, conveys to the grantee,
Kiana Grant, a married woman, as her sole and separate property, of 252 Petit Avenue, Ventura,
California 93004

the following real property situated in Van Meter, located in Madison County, State of Iowa,
legally described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A",
INCORPORATED HEREOF BY THIS REFERENCE.

And commonly known as: Two farmland lots, Van Meter, Iowa
Parcel ID: 111-02-24-66020000

Source of title:

Instrument Number of Previously Recorded Document: 2024 549 recorded March 14, 2024 with the County Recorder of Madison County, Iowa.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on this 28th day of May, 2024.

Kiana Grant
Signature

Kiana Grant
Print Name

Trustee
Capacity

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On May 28, 2024, before me, Gina Beas, a Notary Public, personally appeared Kiana Grant, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gina Beas (Seal)



EXHIBIT "A"
LEGAL DESCRIPTION
Two farmland lots, Van Meter, Iowa
Madison County Parcel No. 111-02-24-6602000

I. Real property described as:

Commencing at a point 700 feet North and 336 feet East of the Southwest Corner of Section Twenty-four (24), township Seven-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, running thence East 336 feet, thence South 700 feet to the South line of said Section, thence West along the West line of said Section 336 feet, thence North 700 feet to the Place of beginning, continuing in all

Approximately 5.4 acres.

II. Real property described as:

Commencing at the Southwest Corner of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said Section 700 feet, thence East 336 feet, thence South 700 to the South line of said Section, thence West along the West line of said Section 336 feet to the place of beginning.

Including reservations, easements, covenants, etc., running with the land as follows:

"The grantor herein also grants the grantee the right to use water from any well existing on the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), township Seven-seven (77) North, Range Twenty-seven (27) or to drill a new well on said Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4). In addition thereto Grantor gives Grantee the right to install a pump in said well and to lay and maintain an underground pipe from said well to the above-described premises conveyed to the Grantee. Grantee shall pay all damages to crops occasioned by drilling said Well, laying and maintaining said waterpipe. This right shall be considered to be a covenant running with the land herein conveyed to the grantee".

Approximately 5.4 acres