



Document 2024 1771

Book 2024 Page 1771 Type 03 001 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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: James Russel Keating and Cynthia L. Keating, 413 S. 2nd Avenue,
Winterset, IA 50273

Return Document To: James Russell Keating, 413 S. 2nd Avenue, Winterset, IA 50273

Grantors: James Russell Keating and Cynthia L. Keating

Grantees: James Russell Keating Revocable Trust and Cynthia L. Keating Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James Russell Keating and Cynthia L. Keating, husband and wife, do hereby Convey a one-half interest to James Russell Keating Revocable Trust and one-half interest to Cynthia L. Keating Revocable Trust to the following described real estate in Madison County, Iowa:

See attached legal description.

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.

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

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: 7-24-24

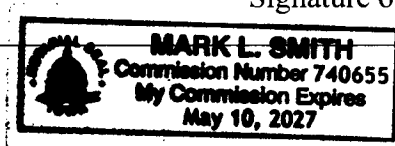
James Russell Keating, Grantor

Cynthia L. Keating, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/24/2024 by James Russell Keating and Cynthia L. Keating.

Signature of Notary Public



LEGAL DESCRIPTION

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof, containing 0.24 acres, that lies within Parcel "F" as shown in Plat of Survey filed in Book 2009, Page 1664 on May 29, 2009, in the Office of the Recorder of Madison County, Iowa

AND

Lots Five (5) and Six (6) except the North 50 feet in width thereof, in Block Two (2) of Bowlsby's Addition to the Town of Winterset, Madison County, Iowa

AND

The East Half (½) of the Southwest Quarter (¼) and the West Half (½) of the Southeast Quarter (¼) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract commencing 1325.38 feet West of the East Quarter (¼) corner of said Section and running thence South 0°08' West 1460 feet, thence Westerly 216 feet, thence Northerly 127.5 feet along present fence line, thence Westerly 122 feet, thence Northerly 1316 feet along present fence line to center line of East and West road, thence Easterly 355 feet to point of beginning, and containing 9.804 acres, more or less, exclusive of present established highway, AND EXCEPT a tract commencing 1683.8 feet West of the East Quarter (¼) corner of said Section and running thence South 01°3' East 496 feet, thence West 328 feet, thence North 1°3' West 496 feet, thence East 328 feet to the point of beginning and containing 3.37 acres more or less exclusive of the established highway

AND

The North Half (½) of the Southeast Quarter (¼) and the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty (20) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel C as shown in the Plat of Survey filed August 10, 2020 in Book 2020 at Page 2891 in the Office of the Recorder of said County.

AND

The Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), except the Southwest Quarter (SW¼) of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), of Section Twenty (20); and except the North Ten (10) acres of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.