

BK: 2024 PG: 2207  
Recorded: 9/11/2024 at 11:32:21.0 AM  
Pages 3  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
Recorder's Cover Sheet

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

**Taxpayer Information:**

Nyla R. Mapes  
2065 Park Center Drive  
No. 203  
Eagan, MN 55122

**Return Document To:**

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantor:**

Nyla Rae Mapes

**Grantee:**

Nyla R. Mapes Trust under Agreement dated July 31, 2024

**Legal Description:** See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, NYLA RAE MAPES also known as Nyla R. Mapes, a single person, does hereby convey to: Nyla R. Mapes as Trustee of the NYLA R. MAPES TRUST under Agreement dated July 31, 2024, the following described real estate in Madison County, Iowa:

Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

Grantors do Hereby Covenant with grantees, 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. 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.

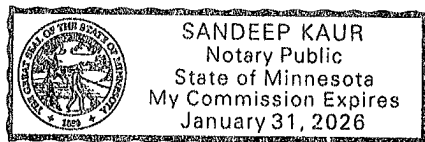
Dated: 3 day of 9, 2024.

Nyla R. Mapes
Nyla Rae Mapes

STATE OF MINNESOTA, COUNTY OF DAKOTA ss:

This record was acknowledged before me on the 3rd day of September, 2024 by Nyla Rae Mapes, a single person.

[Signature]
Notary Public



## Exhibit "A"

An undivided one-third (1/3rd) interest in and to:

The North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **AND** the Southwest Quarter ( $\frac{1}{4}$ ), the South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), and the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **EXCEPTING THEREFROM** the North 5 acres, more or less, thereof, the South boundary of said tract being the middle of the North branch of North River, of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **AND EXCEPT** Parcel "A" located in the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), and in the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), and in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty (20), containing 43.337 acres, as Shown in Amended Plat of Survey filed in Book 2003, Page 3224 on June 2, 2003 in the Office of the Recorder of Madison County, Iowa.