

BK: 2024 PG: 2435
Recorded: 10/7/2024 at 9:02:45.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
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:

Jodie M. Ross
7160 Birdseye Road
Helena, Montana 59602

Return Document To:

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

Grantor:

Jodie M. Ross

Grantee:

The Ross Living Trust dated March 27, 2024

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **JODIE M. ROSS, a single person**, does hereby convey to: **Jodie M. Ross as Trustee of THE ROSS LIVING TRUST dated March 27, 2024**, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15) in Township 77 North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa containing 10.965 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 489 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa.

And

The North 21 rods and 6 feet of the Southwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT one acre described as follows: Commencing at a point 17 rods East of the Northwest corner of the East Half ($\frac{1}{2}$) of said Northwest Quarter ($\frac{1}{4}$), and running thence South 4 rods, thence East 40 rods, thence North 4 rods, thence West 40 rods to the place of beginning, AND EXCEPT Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 10.965 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 489 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa.

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.

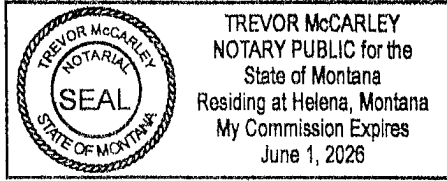
Dated: 1 day of October, 2024.



Jodie M. Ross

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK ss:

This record was acknowledged before me on the 1st day of October, 2024 by Jodie M. Ross, a single person.




Notary Public