

BK: 2024 PG: 2497
Recorded: 10/10/2024 at 3:14:11.0 PM
Pages 4
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$50.00
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:

Doyle R. Mapes
255 N. Chestnut Avenue
Earlham, Iowa 50072

Return Document To:

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

Grantor:

Doyle R. Mapes

Grantee:

Doyle R. Mapes Trust

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **DOYLE R. MAPES also known as Doyle Russell Mapes, a single person**, does hereby convey to: **Doyle R. Mapes as Trustee of the DOYLE R. MAPES TRUST dated October 10, 2024**, the following described real estate in Madison County, Iowa:

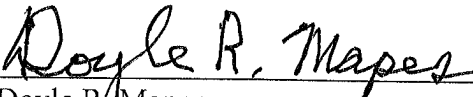
Real Estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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.

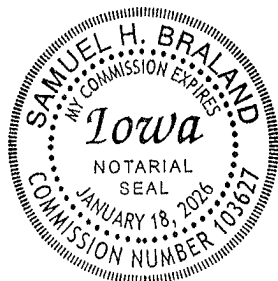
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 10, 2024.


Doyle R. Mapes

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on October 10, 2024 by Doyle R. Mapes, a single person.



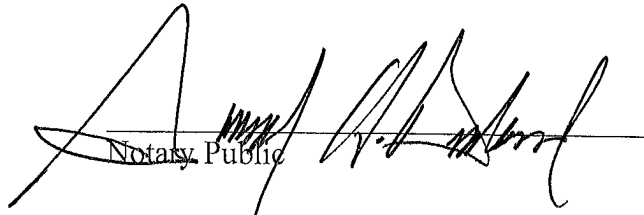

Notary Public

Exhibit "A"

Lot One (1) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa.

And

The Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **EXCEPT** a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 3.06 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 320 on July 21, 1992 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "A" located in the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), and containing 46.37 acres, as shown in Plat of Survey filed in Book 2, Page 470 on May 13, 1994 in the Office of the Recorder of Madison County, Iowa.

And

The Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) **AND** the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "B" located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), containing 3.43 acres, as shown in Plat of Survey filed in Book 2008, Page 3594 on December 15, 2008, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), containing 6.79 acres, as shown in Plat of Survey filed in Book 2009, Page 2427 on July 30, 2009, in the Office of the Recorder of Madison County, Iowa.

And

Parcel "B" located in the Southwest Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.045 acres, as shown in Plat of Survey filed in Book 2006, Page 1039 on March 17, 2006, in the Office of the Recorder of Madison County, Iowa.

And

An undivided two-thirds ($\frac{2}{3}$) 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 5th 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 5th 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 5th 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.