

BK: 2024 PG: 2984
Recorded: 12/10/2024 at 11:21:51.0 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

Preparer Information:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Phone: (515) 242-2458

Taxpayer Information:

Johnathan & Amy Hughes
307 NE Hanover Court
Ankeny, IA 50021

Return Document To:

Ann C. Spellman
BrownWinick Law Firm
666 Grand Avenue, Suite 2000
Des Moines, IA 50309

Grantor:

Johnathan E. Hughes and Amy E. Hughes

Grantee:

Johnathan E. Hughes and Amy E. Hughes, or their Successor(s), as Trustees of the Johnathan Hughes Living Trust U/A/D May 29, 2014, as amended and restated
and

Amy E. Hughes and Johnathan E. Hughes, or their Successor(s), as Trustees of the Amy Hughes Living Trust U/A/D May 29, 2014, as amended and restated

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2021, Page 1520

WARRANTY DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, John Hughes a/k/a Johnathan E. Hughes and Amy Hughes a/k/a Amy E. Hughes, husband and wife, do hereby convey an undivided one-half (1/2) interest to Johnathan E. Hughes and Amy E. Hughes, or their Successor(s), as Trustees of the Johnathan Hughes Living Trust U/A/D May 29, 2014, as amended and restated, and an undivided one-half (1/2) interest to Amy E. Hughes and Johnathan E. Hughes, or their Successor(s), as Trustees of the Amy Hughes Living Trust U/A/D May 29, 2014, as amended and restated, of all their right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. All that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 683 on May 22, 1996, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "B" located therein, containing 5.103 acres, as shown in Plat of Survey filed in Book 2, Page 680 on May 13, 1996, in the Office of the Recorder of Madison County, Iowa;
3. A parcel of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section (13), containing 5.000 acres, as shown in Plat of Survey filed in Deed Record Book 115, Page 118 on June 9, 1981, in the Office of the Recorder of Madison County, Iowa;
4. That part of Parcel "AE" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirteen (13), as shown in Plat of Survey filed in Book 2021, Page 1144 on March 19, 2021, in the Office of Recorder of Madison County, Iowa.

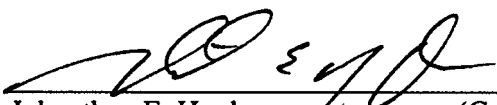
This deed of transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §428A.2.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

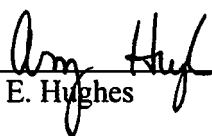
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

SIGNATURE PAGE FOLLOWS

Dated this 15th day of November, 2024.



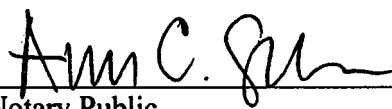
Johnathan E. Hughes (Grantor)



Amy E. Hughes (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me this 15th day of November, 2024, by Johnathan E. Hughes and Amy E. Hughes, husband and wife.



Notary Public

