



Document 2025 125

Book 2025 Page 125 Type 03 001 Pages 2

Date 1/14/2025 Time 3:42:52PM

Rec Amt \$12.00 Aud Amt \$15.00

Rev Transfer Tax \$2,080.00

Rev Stamp# 21 DOV# 19

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

~~\$1,300,000.00~~

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

**Taxpayer:** Jeffrey Scott Boston and Stacey Lynn Boston, 16616 Bear Creek Rd., Earlham, IA 50072

**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912



## TRUSTEE WARRANTY DEED

For the consideration of ----- One Million Three Hundred Thousand and 50/100ths Dollar(s)----- and other valuable consideration, Joyce E. Binns, as Trustee of the Mildred Evelyne Ahnen Family Trust under Trust Agreement dated September 1, 2020, does hereby Convey to Jeffrey Scott Boston and Stacey Lynn Boston, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

### A one-half interest in and to:

**A parcel of land located in Outlot 17 of B.F. Allen's Addition to the City of Earlham (in the Southwest Quarter of the Southeast Quarter of Section 6), and the Northwest Quarter and the West Half of the Northeast Quarter of Section 7, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows:**

**Beginning at the West Quarter corner of Section 7-77-28; thence N 90°00'00" E 2437.51 feet to the Center of said Section 7, thence S 89°59'03" E 1323.89 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 7; thence N 0°27'02" E 2639.70 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 7, thence N 0°27'02" E 37.60 feet along the East line of the Southwest Quarter of the Southeast Quarter of Section 6-77-28, which is the east line of Outlot 17 of B.F. Allen's Addition to the City of Earlham to a point on the South right-of-way line of the Chicago, Rock Island and Pacific Railroad line; thence N 87°47'52" W 936.08 feet along said Railroad R.O.W. line; thence S 0°37'18" W 71.61 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter**

of said Section 7; thence S 0°37'18" W 803.31 feet; thence S 89°13'15" W 2814.01 feet to a point on the West line of the Northwest Quarter of said Section 7; thence S 0°45'31" W 1799.83 feet along the West line of the Northwest Quarter of said Section 7 to the point of beginning. Said parcel contains 175.699 acres, including 4.794 acres of road right-of-way EXCEPT A parcel of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and a part of Lot 17 of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa, containing 7.732 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 242 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.

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.

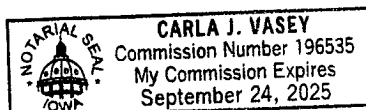
Dated: January 14, 2025.

Mildred Evelyn Ahnen Family Trust under  
Trust Agreement dated September 1, 2020

By Joyce E. Binns  
Joyce E. Binns, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 14, 2025, by Joyce E. Binns as Trustee of the above-entitled Trust.



Carla J. Vasey  
Signature of Notary Public