

BK: 2025 PG: 1614
Recorded: 6/24/2025 at 2:22:08.0 PM
Pages 2
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:

Carolyn C. Moore
825 N.E. 4th Street
P.O. Box 94
Earlham, Iowa 50072

Return Document To:

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

Grantor:

Carolyn C. Moore

Grantee:

Carolyn C. Moore Trust

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **CAROLYN C. MOORE, a single person**, does hereby convey to: **PHILIP R. MOORE and SUSAN L. MOORE as Trustees of the CAROLYN C. MOORE TRUST dated June 24, 2025**, the following described real estate in Madison County, Iowa:

The West Half (W $\frac{1}{2}$) of Lot Nine (9) of McLaughlin Subdivision, Plat 2, City of Earlham, Madison County, Iowa.

And

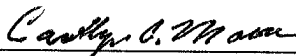
The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 15, AND the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 15, all in Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 5.00 acres including 0.388 acres of County Road right-of-way, as shown by the survey recorded on June 14, 2012 in Book 2012, Page 1740, 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: June 24, 2025.


Carolyn C. Moore

STATE OF IOWA, COUNTY OF ADAIR ss:

This record was acknowledged before me on this 24th day of June, 2025, by Carolyn C. Moore, a single person.




Notary Public