



Document 2025 1905

Book 2025 Page 1905 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$615.20 ANNO
Rev Stamp# 268 DOV# 262 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 385,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

1
2 Taxpayer Information: Kenneth Pilch and Kathryn Pilch, 13 NE 70th Place, Ankeny IA 50023

Return Document To: Kenneth Pilch, 13 NE 70th Place, Ankeny IA 50023

Grantors: Michael Eller

Grantees: Kenneth Pilch and Kathryn Pilch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael Eller, a single individual, does hereby Convey to Kenneth Pilch and Kathryn Pilch, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:



A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point on the North Line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), which is 665 feet West of the Northeast corner thereof, and running thence South $33^{\circ} 40'$ West, 603.2 feet, thence South $33^{\circ} 32'$ West 294.6 feet, thence North $8^{\circ} 30'$ East 627.0 feet, thence North $53^{\circ} 24'$ East 209.0 feet to the North line of said Forty (40) acre tract, thence East on said North line 241.0 feet to the point of beginning; AND a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 627.7 feet West of the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), and running thence West on the section line 447.8 feet, thence North $8^{\circ} 59'$ East 476.1 feet, thence North $9^{\circ} 39'$ West 876.9 feet, thence North $1^{\circ} 11'$ East to the intersection of the West line of Public Highway #169, thence South $16^{\circ} 44'$ East along the West line of said highway approximately 1685.7 feet to the point of beginning, EXCEPT the following-described tracts, to-wit:

1. A tract condemned for highway purposes described as follows: Commencing at a point on the West line of said highway 207.4 feet Northerly from the Southeast corner of the above-described tract, and running thence South $73^{\circ} 16'$ West 9.5 feet, thence Southwesterly along a 253.5 foot radius curve central angle 20° concave Southerly 88.7 feet, thence South $53^{\circ} 16'$ West 189.1 feet to the South line of said section, thence West 110.4 feet, thence North $53^{\circ} 16'$ East 277.5 feet, thence Northeasterly along a 319.5 foot radius curve central angle 20° concave Southerly 111.8 feet, thence North $73^{\circ} 16'$ East 9.5 feet, thence South $16^{\circ} 44'$ East 66 feet to point of beginning and containing $\frac{1}{2}$ of an acre, more or less;
2. A tract of land situated in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6) described as follows: Commencing at the South Quarter ($\frac{1}{4}$) corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North $16^{\circ} 44'$ West along the West right of way line of U. S. Highway No. 169 871.7 feet to the point of beginning, thence continuing North $16^{\circ} 44'$ West along said West right of way line 219.0 feet, thence South $84^{\circ} 55'$ West 164.8 feet, thence North $07^{\circ} 47'$ West 44.2 feet, thence South $86^{\circ} 49'$ West 161.8 feet, thence South $61^{\circ} 04'$ West 88.0 feet, thence South $00^{\circ} 42'$ East 99.0 feet, thence South $78^{\circ} 23'$ West 114.8 feet, thence South $41^{\circ} 52'$ East 162.1 feet, thence

South 33°00' East 392.2 feet, thence North 78°14' East 112.7 feet, thence North 07°52' West 339.0 feet, thence North 82°37' East 198.4 feet to the point of beginning, containing 4.2409 acres exclusive of any public road right of way;
3. A tract located in the East Half (½) of the Southwest Quarter (¼) conveyed to Madison County, Iowa, in Deed Record 109, Page 25 on May 25, 1979, in the Office of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North 16°44' West along the West right-of-way line of U. S. Highway No. 169 1090.7 feet to the point of beginning, thence South 84°55' West 164.8 feet, thence North 144 feet, thence West 30 feet, thence North 770 feet, thence East to the West right-of-way line of U. S. Highway No. 169, thence Southeasterly along the West right-of-way line of U. S. Highway No. 169 to the point of beginning;
4. Parcel "A" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Six (6), and in the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), as shown in Plat of Survey attached to the Warranty Deed filed in Book 106, Page 363 on February 7, 1977 in the Office of the Recorder of Madison County, 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.

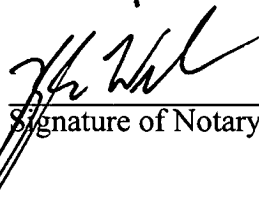
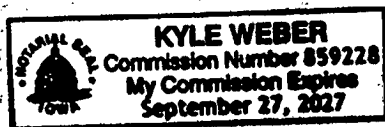
Dated: 7/18/25



Michael Eller, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 18, 2025 by Michael Eller.



Signature of Notary Public