

\$208,280.00

BK: 2025 PG: 340
Recorded: 2/5/2025 at 3:17:00.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$332.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Glenn S. Rowe and Beverly S. Rowe, 3163 110th Street, Lorimor, IA 50149

Return Document To: Glenn S. Rowe, 3163 110th Street, Lorimor, IA 50149

Grantors: Robert D. Newton as trustee of The Robert D. Newton Revocable Trust and Marvin Keith Newton and Mary Kay Newton.

Grantees: Glenn Rowe and Beverly S. Rowe

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eight Thousand Two Hundred Eighty Dollar(s) and other valuable consideration, Robert D. Newton, Trustee of The Robert D. Newton Revocable Trust and Marvin Keith Newton and Mary Kay Newton, husband and wife, do hereby Convey to Glenn S. Rowe and Beverly S. Rowe, 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 Northeast Quarter ($\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Section Two (2), thence South $89^{\circ}56'$ West 1056.0 feet along the North line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), thence South $0^{\circ}04'$ East 78.8 feet to the Point of Beginning, thence continuing South $0^{\circ}04'$ East 53.2 feet, thence South $89^{\circ}56'$ West 165.0 feet, thence North $0^{\circ}04'$ West 48.4 feet, thence North $88^{\circ}16'$ East 165.1 feet to the Point of Beginning, containing 0.2 acres, more or less; AND a tract of land located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing 74 rods West of the Northeast corner of said Section Two (2), thence South 8 rods, thence East 10 rods, thence South 28 rods, thence West 26 rods, thence South 16 rods, thence West to the East line of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2); thence North to the North line of said Section Two (2), thence East to the point of beginning; AND the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), EXCEPT the following-described tracts, to-wit:

1. The North 268.71 feet of the West 417.42 feet of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2);
2. The South $33\frac{1}{3}$ rods of the East 24 rods of the West 50 acres of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2);
3. A tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing at the North Quarter ($\frac{1}{4}$) Corner of said Section Two (2), thence North $90^{\circ}00'$ East 417.42 feet along the Section line, thence South $00^{\circ}05'$ West 82.50 feet to the point of beginning, thence continuing South $00^{\circ}05'$ West 379.95 feet, thence South $90^{\circ}00'$ East 404.13 feet, thence North $00^{\circ}05'$ East 361.59 feet, thence North $87^{\circ}28'$ West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres;
4. Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2, Page 737 on November 20, 1996, in the Office of the Recorder of Madison County, Iowa;
5. Parcel "K" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 0.29 acres, as shown in Plat of Survey filed in Book 2014, Page 3181 on December 18, 2014, in the Office of the Recorder of

Madison County, Iowa;

6. That portion of the above-described real estate conveyed to the State of Iowa for highway purposes.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 02/03/2025.

The Robert D. Newton Revocable Trust

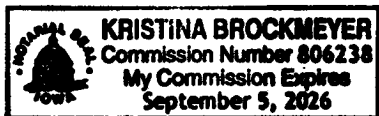
By Robert D. Newton Tr.
Robert D. Newton, as Trustee

Marvin Keith Newton
Marvin Keith Newton, Grantor

Mary Kay Newton
Mary Kay Newton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 31, 2025 by Robert D. Newton, Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

STATE OF Arizona, COUNTY OF Maricopa

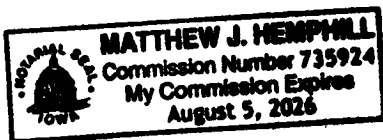
This record was acknowledged before me on 2/3/25 by
Marvin Keith Newton.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Dekalb

This record was acknowledged before me on Feb. 5, 2025 by
Mary Kay Newton.



[Signature]
Signature of Notary Public