



Document 2025 620

Book 2025 Page 620 Type 03 001 Pages 4

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Rec Amt \$22.00 Aud Amt \$35.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Joanne M. Callison, 2906 Clark Tower Road, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Joanne M. Callison

Grantees: Joanne M. Callison Revocable Trust

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, Joanne M. Callison, single, does hereby Convey to Joanne M. Callison, Trustee of the Joanne M. Callison Revocable Trust, the following described real estate in Madison County, Iowa:

See attached legal description.

This deed is exempt according to Iowa Code 428A.2(21).

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.

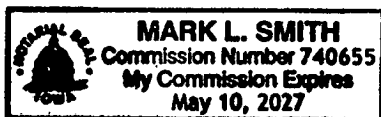
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3/14/2025

Joanne M. Callison
Joanne M. Callison, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/14/2025 by
Joanne M. Callison.



Mark L. Smith
Signature of Notary Public

The East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land commencing at the Southeast corner of said Section Thirty-five (35), running thence North $90^{\circ}00'00''$ West 465 feet, thence North $00^{\circ}17'46''$ West 373.31 feet, thence North $89^{\circ}22'52''$ East 465 feet, thence South $00^{\circ}17'50''$ East 378.34 feet to the place of beginning; **AND** the West 60 acres of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** all that part thereof used for highway purposes; **AND** the Southwest Half ($\frac{1}{2}$) of one acre in a square form in the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the West Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **AND** a tract commencing at the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Seven (7), running thence South 666 feet to the North bank of Clanton Creek, thence in the Northeasterly direction along the North bank of said Clanton Creek to the Northeast corner of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$), thence West to the place of beginning; **AND** the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof lying South and West of the public highway, now known as Mallard Avenue; **AND** all that part of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12) lying and being North and East of the public highway now known as Mallard Avenue; **AND** all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), lying east of the existing road right-of-way.

AND

AND

The Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** 5.6 acres conveyed to the State of Iowa as shown in Warranty Deed filed in Deed Record 104, Page 118, on July 23, 1974 in the Office of the Recorder of Madison County, Iowa; **AND** the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "E" located in the West Half ($\frac{1}{2}$) of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 8.00 acres as shown in Plat of Survey filed in Book 2022, Page 1984, on July 1, 2022 in the Office of the Recorder of Madison County, Iowa.