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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: Sally J. Morris Revocable Trust, 1488 State Highway 92, Winterset, IA 50273

Return Document To: Sally J. Morris Revocable Trust, 1488 State Highway 92, Winterset, IA 50273

Grantors: Sally J. Morris

Grantees: Sally J. Morris as Trustee of the Sally J. Morris 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, Sally J. Morris, Single, does hereby Convey to Sally J. Morris, Trustee of the Sally J. Morris Revocable Trust, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Quarter (1/4), and the Northwest Fractional Quarter (1/4) except a tract of Six (6) acres described as follows: Commencing at the Northwest corner of said quarter section and running thence East 26 rods, thence South 37 rods, thence West 26 rods, thence North 37 rods to the place of beginning, all in Section One (1), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M.

AND

The West Half (1/2) of the Northeast Quarter (1/4) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th Madison County, Iowa,

AND

The Southeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 29, West of the Fifth P.M. and the East Half of the Northeast Quarter (except all that part laying South of center of the main channel of Middle River) of Section 13, Township 75 North, Range 29, West of the Fifth P.M. and also 36.17 acres in the Northwest part of the Northwest fractional Quarter described as: Commencing at the Northwest corner of Section 18, thence South 30 chains to a point in the middle of Middle River where the Section line crosses said river, thence Easterly and Northeasterly along the middle of said river 37 chains, 44 links to where the North line of said Section crosses said river, thence West along the North line of the Section 12 chains, 43 links to the point of beginning of Section 18, Township 75 North, Range 28, West of the Fifth P.M. and also commencing at the Southwest corner of Section 7, running thence North 815 feet to center of old channel of Middle River as shown by survey of record on page 71 of Land Plat Record 1, thence South 73 degrees 8 minutes East 224.7 feet, thence South 46 degrees 40 minutes East 258.7 feet, thence South 37 degrees 25 minutes East 419 feet, thence South 24 degrees 7 minutes East 262.4 feet to the South line of Section, thence West 765 feet to point of beginning of Section 7, Township 75 North, Range 28, West of the Fifth P.M.

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.

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: April 4, 2025.

Sally J. Morris
Sally J. Morris, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
Sally J. Morris.

April 4, 2025 by

Kim Leonard
Signature of Notary Public

