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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### WARRANTY DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912

Taxpayer: Francis J. McAllister, Jr., 1287 Timber Ridge Avenue, Van Meter, IA 50261

For the consideration of \_\_\_\_\_ Estate Planning \_\_\_\_\_ Dollar(s) and other valuable consideration, Luana M. McAllister and Francis J. McAllister, Jr., Wife and Husband,

\_\_\_\_\_ do hereby Convey to Francis J. McAllister, Jr., as to a Life Estate, and Mark F. McAllister, as to the Remainder Interest,

\_\_\_\_\_ the following described real estate in \_\_\_\_\_ Madison \_\_\_\_\_ County, Iowa: For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

Grantor, Luana M. McAllister, is conveying her interest in and to the foregoing described real estate parcels. Grantor, Francis J. McAllister, Jr. is joining in this conveyance only as the spouse of Luana M. McAllister and is not conveying any interest in and to the foregoing described real estate parcels which he may hold separate and apart from Luana M. McAllister.

This instrument is for estate planning purposes without actual consideration and is exempt from transfer tax under Iowa Code Section 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 on August 24, 2017

*Luana M. McAllister by Ricky Dean Lander*

*Francis J. McAllister Jr.*

Luana M. McAllister (Grantor)  
by Ricky Dean Lander, Attorney-in-Fact  
under Power of Attorney dated August 16, 2017

Francis J. McAllister, Jr. (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 24, 2017, by Ricky Dean Lander, as Attorney-in-Fact under Power of Attorney dated August 16, 2017, for Luana M. McAllister and Francis J. McAllister, Jr.

*Jane E. Rosien*  
Signature of Notary Public



### **Exhibit "A"**

A one-half interest in and to the real estate legally described as:

South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), (Except all oil, gas or other minerals reserved by the NW Mutual Life Ins. Co., in deed recorded in Book 80, Page 54) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., containing 80 acres more or less according to Government survey, Madison County, Iowa.

A one-half interest in and to the real estate legally described as:

The Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), except the West 672 feet of the South 700 feet thereof; and, the East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ); and, Parcel "C" in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the South Quarter corner of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence North 00 degrees 32 minutes 34 seconds East 568.74 feet along the West line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24); thence North 89 degrees 40 minutes 35 seconds East 383.00 feet; thence South 00 degrees 32 minutes 34 seconds West 568.74 feet to a point on the South line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ); thence South 89 degrees 40 minutes 36 seconds West 383.00 feet to the Point of Beginning containing 5.000 acres including 0.290 acres of County Road right-of-way.

Parcel "E" in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2012, Page 3234 on October 26, 2012, in the Office of the Recorder of Madison County, Iowa.