

**BK: 2020 PG: 4472**  
**Recorded: 11/19/2020 at 12:49:39.0 PM**  
**Pages 4**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**GENERAL WARRANTY DEED**  
**Recorder's Cover Sheet**

**PREPARER INFORMATION:** Everett S. Stovall, 481 This Way, P.O. Box 1476, Lake Jackson, Texas, (979) 297-4210

**TAXPAYER INFORMATION:** Teresa Lynn Sandlin, 56 Mistletoe Ct., Lake Jackson, Texas 77566

**RETURN DOCUMENT TO:** Everett S. Stovall, P.O. Box 1476, Lake Jackson, Texas 77566

**GRANTOR:** Teresa Lynn Sandlin, as Successor Trustee of the Dorothea M. Mack Trust dated June 5, 1998

**GRANTEE:** Teresa Lynn Sandlin

**LEGAL DESCRIPTION:** See Page 1 of 3

**DOCUMENT OR INSTRUMENT NUMBER OF PREVIOUSLY RECORDED DOCUMENTS:**

GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF IOWA  
COUNTY OF MADISON

KNOW ALL MEN BY THESE PRESENTS: That **TERESA LYNN SANDLIN**, as **Successor Trustee of the Dorothea M. Mack Trust dated June 5, 1998**, hereinafter called GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTOR, in hand paid by **TERESA LYNN SANDLIN**, 56 Mistletoe Ct., Lake Jackson, TX 77566, hereinafter called GRANTEE, have with the exceptions, reservations, restrictions, covenants and conditions hereinafter stated;

GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY UNTO GRANTEE, all of my interest in the following described property, including accretion, if any, to-wit:

*This deed is exempt according to Iowa Code 428A.2(3) Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4); all in Section Fourteen (14), Township Seventy-Four (74) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, excepting a Six (6) Acre Tract therein described as commencing at the W 1/4 Corner of Section 14, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence North 90'00' East 1,100.00 feet along the 1/4 Section line to the Point of Beginning, thence continuing North 90'00' East 713.00 feet, thence North 03'22 East 330.00 feet, thence South 89'57' West 705.00 feet, Thence South 04'45' West 330 feet to the Point of Beginning,*

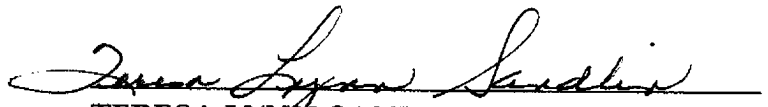
***said parcel containing 5.357 acres including 0.465 acres of County Road Right-of-Way, which has been sold on contract to Rick Fenimore.***

THIS CONVEYANCE IS MADE SUBJECT to all the exceptions, reservations, agreements, restrictions, covenants and conditions affecting the title to the land herein conveyed, which appear in the public records of MADISON County, IOWA, reference to which is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE, her heirs and assigns.

GRANTOR does hereby bind herself, her successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto GRANTEE(S) and as appropriate, the heirs and assigns, or successors of GRANTEE(S), against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

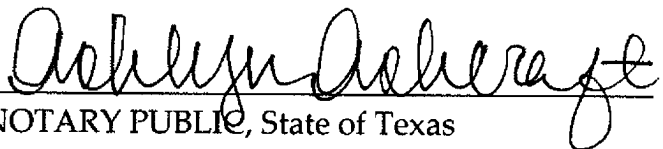
WITNESS THE GRANTOR this 18th day of November, 2020.

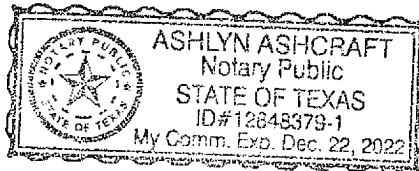
  
**TERESA LYNN SANDLIN, Successor Trustee  
of the Dorothea M. Mack Trust dated June 5,  
1998**

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on 18th day of November, 2020 by **TERESA LYNN SANDLIN, Successor Trustee of the Dorothea M. Mack Trust dated June 5, 1998.**

  
NOTARY PUBLIC, State of Texas



PREPARED BY:  
Law Office of Everett S. Stovall  
481 This Way; P. O. Box 1476  
Lake Jackson, TX 77566  
(979) 297-4210; Fax (979) 297-2751

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