



Document 2021 1603

Book 2021 Page 1603 Type 03 001 Pages 3

Date 4/19/2021 Time 10:36:15AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$926.40

ANNO

Rev Stamp# 169 DOV# 170

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

579,395

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

Preparer Information: Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA, 50849, Phone: 641-743-2175

Taxpayer Information: Stanley G. Herrick and Denise L. Herrick, 2305 190th Street, Greenfield, IA 50849

WJ

Return Document To: Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA, 50849

Grantors:

Denise Herrick and Stanley Herrick as trustees of William D. Tracy Revocable Trust dated December 15, 2016

Grantees:

Stanley G. Herrick and Denise L. Herrick as trustees of Stanley G. Herrick and Denise L. Herrick Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One (1.00) Dollar(s) and other valuable consideration, Denise Herrick and Stanley Herrick, Trustees of William D. Tracy Revocable Trust dated December 15, 2016, does hereby Convey to Stanley G. Herrick and Denise L. Herrick, Trustees of Stanley G. Herrick and Denise L. Herrick Trust, the following described real estate in Madison County, Iowa:

See Attachment "A" - Legal Description.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: April 15 2021

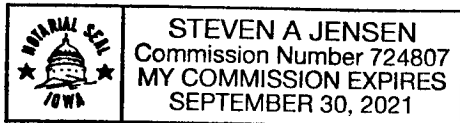
William D. Tracy Revocable Trust dated December 15, 2016

By Denise Herrick, as Trustee

By Stanley Herrick, as Trustee

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on this 15th day of April, 2021 by Denise Herrick and Stanley Herrick, Trustees of the above-entitled trust.



Signature of Notary Public

ATTACHMENT "A" - LEGAL DESCRIPTION

A 3/16 undivided interest in the Northeast Quarter (NE $\frac{1}{4}$) AND the Northwest Fractional Quarter (NWfr $\frac{1}{4}$) EXCEPT Parcel "A" of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Eighteen (18), containing 4.61 acres, as shown in Plat of Survey filed in Book 3 Page 628 on September 13, 2000 in the Office of the Madison County Recorder and EXCEPT Parcel "B" in the North Half (N $\frac{1}{2}$) of the Fractional Northwest Quarter (NWfr $\frac{1}{4}$) and a part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 100.94 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 1765 on April 21, 2004, in the office of the Madison County Recorder, AND the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) AND the North 57.81 acres of the Southwest Fractional Quarter (SWfr $\frac{1}{4}$) AND the West Half (W $\frac{1}{2}$) of the South Half(S $\frac{1}{2}$) of the Southwest Fractional Quarter (SWfr $\frac{1}{4}$) AND the West Half (W $\frac{1}{2}$) of the South 16 acres of the North Half (N $\frac{1}{2}$) of the Southwest Fractional Quarter (SWfr $\frac{1}{4}$) all of Section Eighteen (18) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.