

CONSIDERATION \$680,000

**BK: 2021 PG: 1828**  
**Recorded: 5/5/2021 at 12:43:13.0 PM**  
**Pages 4**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$1,087.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet

Preparer Information: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322  
E-MAIL: pa@henrichsenlawoffice.com 515.727.5330

Taxpayer Information: Elizabeth Bolton, 4832 Washburn Ave S

Minneapolis, MN 55410

PH: (703)343-0909

Return Document To: Elizabeth Bolton, 4832 Washburn Ave S

Minneapolis, MN 55410

PH: (703)343-0909

Legal – page 4

TRUSTEE SPECIAL WARRANTY DEED

(Inter-Vivos Trust)

For the consideration of one Dollar(s) and other valuable consideration,

Grantor(s) Frances A. Hatfield and Donna L. Reineck, Co-Trustees of the Wanda L. Cleveland Revocable Trust dated the 23rd day of June 2016,

do/does hereby convey to

Grantee(s) Elizabeth Bolton, a single person,

the following described real estate:

See attached legal

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.

Iowa Land Title Standard 4.7 Purchaser's showing by deed poll.

The affirmative act of accepting and recording this Deed by Grantee represents its reliance upon the Affidavit recorded contemporaneously herewith. The Grantee affirmatively represents that it has no knowledge of any adverse claim against the Trustee or the Trust.

[signatures and notary appear on the following page]

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Dated: 4-29-21

By: Frances A. Hatfield

Frances A. Hatfield, Co-Trustees of the Wanda L. Cleveland Revocable Trust dated the 23rd day of June 2016.

Dated: 4-29-21

By: Donna Reineck

Donna L. Reineck, Co-Trustees of the Wanda L. Cleveland Revocable Trust dated the 23rd day of June 2016.

STATE OF Iowa, COUNTY OF WARREN

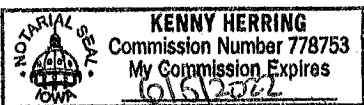
This record was acknowledged before me on 4/29/21, by Frances A. Hatfield Co-Trustees of the Wanda L. Cleveland Revocable Trust dated the 23rd day of June 2016.



[Signature]  
Signature of Notary Public

STATE OF Iowa, COUNTY OF WARREN

This record was acknowledged before me on 4/29/21, by Donna L. Reineck, Co-Trustees of the Wanda L. Cleveland Revocable Trust dated the 23rd day of June 2016.



[Signature]  
Signature of Notary Public

Legal

The West Half ( $\frac{1}{2}$ ) of the Southeast Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

and

The South Fractional Half ( $\frac{1}{2}$ ) of the Southeast Fractional Quarter ( $\frac{1}{4}$ ), AND the East Half ( $\frac{1}{2}$ ) of the Southeast Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.