



Document 2021 1978

Book 2021 Page 1978 Type 03 001 Pages 3

Date 5/14/2021 Time 11:16:51AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$926.40

Rev Stamp# 209 DOV# 207

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

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

\$519,396

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

Taxpayer Information: William C. & Kay J. Tracy, 31467 Bellevue Dr., Bellevue, IA 52031

E **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:

William C. Tracy
Kay J. Tracy

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 William C. Tracy and Kay J. Tracy, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, 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.

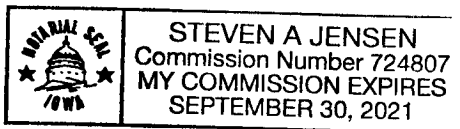
William D. Tracy Revocable Trust dated December 15, 2016

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.