



Document 2021 3145

Book 2021 Page 3145 Type 03 001 Pages 2

Date 7/28/2021 Time 12:16:33PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$655.20

Rev Stamp# 372 DOV# 366

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 410,000⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

$\frac{4}{6}$

Preparer Information: Terry Krapfl, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125, Phone: 515-961-2574

Taxpayer Information: Kimberly A. Cross and Jeremy L. Cross, 1843 Warren Avenue
Prole, IA 50229

Return Document To: Terry Krapfl, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125

Grantors: Becky L. Bell as Trustee of Becky L. Bell Trust "U/A" dated November 20, 2020

Grantees: Kimberly A. Cross and Jeremy L. Cross

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) -----and other valuable consideration, Becky L. Bell as Trustee of Becky L. Bell Trust "U/A" dated November 20, 2020, does hereby convey to Kimberly A. Cross and Jeremy L. Cross, 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:

Parcel "G" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.29 acres as shown in Plat of Survey filed in Book 2021, Page 1913 on May 10, 2021 in the Office of the Recorder of Madison County, Iowa



Subject to easements and covenants of record

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.

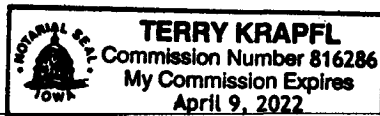
Dated: July 22, 2021

Becky L. Bell Trust "U/A" dated November 20, 2020

By Becky L. Bell
Becky L. Bell as Trustee

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on July 22, 2021 by Becky L. Bell as Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public