

BK: 2021 PG: 4503
Recorded: 10/29/2021 at 9:33:08.0 AM
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

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Telephone: (515) 242-2400

Taxpayer Information:

Anne E. Schafer, 7566 Tupelo Cove, San Diego, CA 92126

Return Document To:

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309

Grantors:

Anne E. Schafer as Trustee of the Fred R. Hunter Trust U/A/D October 2, 1962, as amended

Grantees:

Anne E. Schafer

Legal Description: See Exhibit "A"

Document or instrument number of previously recorded documents:

**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Anne E. Schafer, in her capacity as Trustee of the Fred R. Hunter Trust U/A/D October 2, 1962, as amended ("Grantor"), does hereby convey to Anne E. Schafer, a single person ("Grantee"), the real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

This deed is exempt according to Iowa Code 428A.2(21). No actual consideration. Conveyance by an irrevocable trust pursuant to distribution provisions.


The Grantor hereby covenants with Grantee, 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 this 28th day of October, 2021.

GRANTOR:

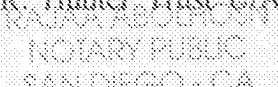


Anne E. Schafer
As Trustee of the above-entitled trust

THE NOTARIAL ACT
OF CALIFORNIA
STATE IS ATTACHED

STATE OF _____ COUNTY OF _____

This record was acknowledged before me on _____, 2021, by Anne E. Schafer in her capacity as Trustee of the Fred R. Hunter Trust U/A/D October 2, 1962, as amended.



Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On Oct. 28, 2021 before me, Rajaa Abolhosn, Notary Public.

Date

Here Insert Name and Title of the Officer

personally appeared Anne E. Schafer

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trustee Warranty Deed Document Date: 10/28/2021

Number of Pages: 3 Signer(s) Other Than Named Above: - - -

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Partner -- Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

Exhibit A

The East Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Six (6), in Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa **EXCEPT:**

Parcel "B" being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ all being in Section 6, Township 77 North, Range 28 West of the 5TH P.M., Madison County, Iowa and described as follows: Commencing at the center of the section of said Section 6; thence South 89°40'36" East along the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 6, 1320.27 feet to the Southwest Corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 00°08'03" East along the West line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 700.01 feet to the point of beginning; thence continuing North 00°08'03" East along said West line, 673.14 feet; thence South 82°46'56" East, 39.06 feet; thence South 41°59'15" East, 77.85 feet; thence South 59°40'16" East, 198.70 feet; thence North 80°02'45" East, 98.81 feet; thence South 00°08'03" West, 529.14 feet; thence North 89°40'36" West, 360.00 feet to the point of beginning and containing 4.74 acres (206,401 S.F.) more or less, being the same parcel conveyed to Earlham Development Commission pursuant to a Trustee Warranty Deed, filed of record in the Office of the Madison County Recorder on October 10, 2001, in Book 2001 at Page 4569, and re-recorded on October 15, 2001, in Book 2001 at Page 4646.

Subject to easements, covenants, restrictions, and other matters of record.

This deed is exempt according to Iowa Code 428A.2(21). No actual consideration. Conveyance by an irrevocable trust pursuant to distribution provisions.