



Document 2021 4745

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$159.20 ANNO

Rev Stamp# 583 DOV# 575 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

✓ Return document to and mail tax statements to:

ALICE E. BROOKS TRUST, 5545 Montair Avenue, Lakewood, CA 90712

File # RESC / ELC (eck)

113496

## WARRANTY DEED

**Legal: Parcel F located in a portion of Lot 8 of the Subdivision of the Southeast Quarter (SE ¼) of Section 34, Township 76 North, Range 27 West of the 5th P.M. in Madison County, Iowa, lying Southerly of a public highway now known as "225th Trail" as shown in the Plat of Survey filed September 17, 2021 and recorded in Book 2021 Page 3906**

**Address: TBD, Winterset, Iowa 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Timothy W. Meyer and Doris Meyer, a married couple**, do hereby convey the above-described real estate to **Alice E. Brooks, Trustee of the Alice E. Brooks Trust Agreement dated November 14, 2017**.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquish all rights of dower, homestead, and distributive share in and to the real estate.

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

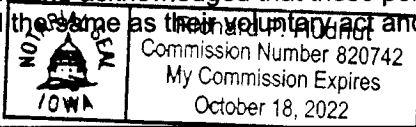
STATE OF Iowa )  
 )  
COUNTY OF Dallas ) SS:

Dated: 11/11/21, 2021

On this 11 day of November, 2021,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Timothy W. Meyer and Doris  
Meyer, a married couple**, to me known to be the identical  
persons named in and who executed the foregoing  
instrument and acknowledged that those persons  
executed ~~the same as their voluntary act and deed.~~

Timothy W. Meyer  
Timothy W. Meyer

Doris Meyer  
Doris Meyer



Notary Public in and for said State

*[Handwritten signature]*