



Document 2022 101

Book 2022 Page 101 Type 03 001 Pages 2

Date 1/07/2022 Time 3:21:48PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$400.80

Rev Stamp# 7 DOV# 6

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$25,000

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

³/₅ **Taxpayer Information:** William H. Moody, IV and Teddi A. Yaeger, 2511 195th Trail,
Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: William H. Moody Revocable Trust

Grantees: William H. Moody, IV and Teddi Yaeger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Fifty-One Thousand Dollar(s) and other valuable consideration, William H. Moody Revocable Trust, does hereby Convey to William H. Moody, IV and Teddi A. Yaeger, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Parcel "A" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in Plat of Survey filed in Book 2, Page 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa.



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.

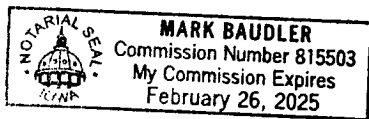
Dated: 1/3/2022

William H. Moody Revocable Trust

By William H. Moody, III, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 3, 2022, by William H. Moody, III Trustee of the above-entitled trust.



Signature of Notary Public