

BK: 2022 PG: 1646
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Pages 4
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
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").

SEE EXHIBIT A.

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.

Effective Date: May 13, 2022.

GRANTOR:

Anne E. Schafer, Trustee
Anne E. Schafer, Trustee

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

This record was acknowledged before me on ^{MAY 13} ~~April~~ _____, 2022, by Anne E. Schafer in her capacity as Trustee of the Fred R. Hunter Trust U/A/D October 2, 1962, as amended. **The notarial act of California State is attached.**

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

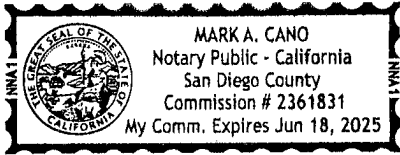
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANDIEGO

On MAY 13, 2022 before me, MARK A. CANO, NOTARY PUBLIC

personally appeared Anne Elizabeth Schafer

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 and/or Stamp Above

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: Transfer Warranty Deed - Trustee Warranty Deed
Document Date: 05/13/2022 Number of Pages: 3
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Anne Elizabeth Schafer
Signer's Name:
[Capacity checkboxes: Corporate Officer, Partner, Individual, Trustee, Other]
Signer is Representing: TRUST

Exhibit A

The South Half of the Southeast Quarter of Section Nine; and the Northeast Quarter and the East Eight Acres of the Southeast Quarter of the Northwest Quarter of Section 16; all in Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 248 Acres, more or less;

AND

A parcel of land being a part of the former main track right-of-way of the Chicago Rock Island and Pacific Railroad Company located in the Northeast Quarter of the Southwest Quarter, of Section 16, Township 77 North, Range 28 West, of the 5th P.M., in Madison County, Iowa; more particularly described as follows:

Commencing at the center of Section 16, Township 77 North, Range 28 West, thence Westerly from the center of Section 16 along the East-West centerline a distance of 480 feet to the West edge of the former Chicago Rock Island and Pacific Railroad Company right-of-way, thence Southerly along said Westerly right-of-way line 100 feet, thence Easterly from the previously described line 30 feet to a point in the right of way 45 feet from the centerline of the former track, thence Northerly from the previously described line and parallel to said right-of-way 100 feet, thence Westerly along said East-West centerline of Section Sixteen (16) 30 feet to the point of beginning. Said parcel contains 3,000 square feet of 0.06 acres more or less.

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