



Document 2022 1689

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Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

E✓
Return To: Tressa Scrivner, 3370 218th Street, St. Charles, Iowa 50240
Taxpayer: Tressa Scrivner, 3370 218th Street, St. Charles, Iowa 50240
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Tressa Scrivner, and Melissa Linhart, Trustees of J. S. Living Trust, do hereby Convey to Tressa Scrivner the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).
See Attached Exhibit TS

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: 6-3-2022

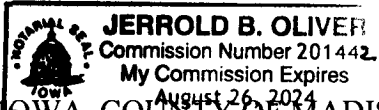
J. S. Living Trust

By Tressa Scrivner
Tressa Scrivner, as Trustee

By Melissa Linhart
Melissa Linhart, as Trustee

STATE OF IOWA, COUNTY OF MADISON

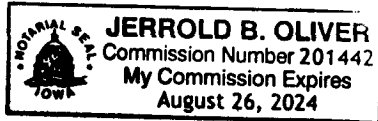
This record was acknowledged before me on 6-3-2022,
by Tressa Scrivner, Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-3-2022,
by Melissa Linhart, Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public



The North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), AND the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof lying North and West of Clanton Creek; AND EXCEPT all that part of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28) lying South and West of Clanton Creek; AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof lying West of Clanton Creek.

