



Document 2022 1690

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Rec Amt \$22.00 Aud Amt \$10.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Melissa Linhart, 15441 Hwy 169, Weldon, Iowa 50264  
**Taxpayer:** Melissa Linhart, 15441 Hwy 169, Weldon, Iowa 50264  
**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 Melissa Linhart, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).  
See Attached Exhibits ML1 and ML2

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

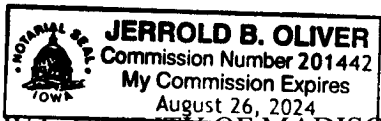
J. S. Living Trust

By Tressa Scrivner  
Tressa Scrivner, as Trustee

By Melissa Linhart  
Melissa Linhart, as Trustee

STATE OF IOWA, COUNTY OF MADISON

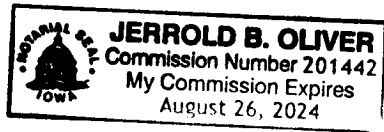
This record was acknowledged before me on 6-3-2012,  
by Tressa Scrivner, Trustee of the above-entitled trust.



Jerrold B. Oliver  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

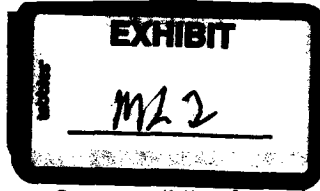
This record was acknowledged before me on 6-3-2012,  
by Melissa Linhart, Trustee of the above-entitled trust.



Jerrold B. Oliver  
Signature of Notary Public



**The South Half (½) of the Southeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT all that part thereof located East of Clanton Creek.**



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 South and East of Clanton Creek; AND all that part of the North-central part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-eight (28) lying North of Clanton Creek; AND a tract of land located in the Southwest corner 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 West 9 rods of the South 4 rods, 7 feet and 4 inches of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-eight (28); AND the East 35 acres of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast 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; AND the South  $8\frac{1}{2}$  rods of the East 9 and  $\frac{35}{85}$  rods of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-nine (29); AND the North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-nine (29), EXCEPT all that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Twenty-nine (29) lying East of Clanton Creek.

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