



Document 2022 2012

Book 2022 Page 2012 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$319.20 ANNO

Rev Stamp# 246 DOV# 237 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$200,000

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

LHF120935

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

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Taxpayer Information: Mariah Jones, 1291 Badger Creek Road, Van Meter, IA 50261

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

Grantors: Robert A. Sterner, Jr. Trust dated March 3, 2020

Grantees: Mariah Jones

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Robert A. Sterner, Jr., as Trustee of the Robert A. Sterner, Jr. Trust dated March 3, 2020, does hereby Convey to Mariah Jones the following described real estate in Madison County, Iowa:

Parcel "H" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the P.M., Madison County, Iowa, containing 3.000 acres, as shown in Corrected Plat of Survey filed in Book 2022, Page 1728 on June 8, 2022, in the Office of the Recorder of Madison County, Iowa and shown corrected by Affidavit filed in Book 2022, Page 1745 on June 9, 2022.



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: 6/16/2022

Robert A. Sterner, Jr. Trust dated March 3, 2020

[Signature of Robert A. Sterner, Jr.]
Robert A. Sterner, Jr., Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 16, 2022 by Robert A. Sterner, Jr., Trustee of the above-entitled trust.



[Signature of Kristina Brockmeyer]
Signature of Notary Public