

BK: 2022 PG: 2201
Recorded: 7/25/2022 at 3:31:44.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5821

Taxpayer Information: Patricia M. Arnburg, 350 S. Chestnut Avenue, Earlham, IA 50072

Return Document To: Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5821

Grantors: Larry J. Arnburg as trustee of Lucy A. Clark Property Management Trust under Agreement dated February 15, 2018

Grantees: Patricia M. Arnburg

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

1. Trustee Warranty Deed dated February 25, 2019 in Book 2019, Page 629, Madison County, Iowa
2. Warranty Deed dated April 18, 2018 in Book 2018, Page 1185, Madison County, Iowa

TRUSTEE WARRANTY DEED

For the consideration of One (1) Dollar(s) and other valuable consideration, Larry J. Arnburg, Trustee of the Lucy A. Clark Property Management Trust U/A dtd February 15, 2018, does hereby convey to Patricia M. Arnburg, the following described real estate in Madison County, Iowa:

See attached

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

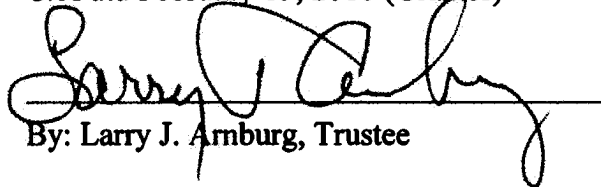
The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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.

Dated: July 22, 2022 **9:35 a.m.**

Lucy A. Clark Property Management Trust
U/A dtd February 15, 2018 (Grantor)


By: Larry J. Arnburg, Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on July 22, 2022, by Larry J. Arnburg, Trustee of the Lucy A. Clark Property Management Trust U/A dtd February 15, 2018.




Signature of Notary Public

Legal Description

Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.569 acres, as shown in Plat of Survey filed in Book 2, Page 434 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa.

and

Commencing at the Southwest Corner of the intersection of Iowa Street (now S.W. 3rd Street) and Chestnut Street (now S. Chestnut Avenue) in the City of Earlham, Madison County, Iowa, thence West along the South boundary of Iowa Street 161 feet, thence South 135 feet, thence East 161 feet, thence North along the West boundary of Chestnut Street 135 feet to the point of beginning; also described as: A tract of land commencing at a point 30 feet South and 995 feet East of the Northwest corner of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 135 feet, thence East 161 feet to the West line of Chestnut Street, (now S. Chestnut Avenue), thence North 135 feet to the South line of Iowa Avenue, (now S.W. 3rd Street), thence West 161 feet to the point of beginning, and being a part of vacated Block 4 of Taylor's Addition to Earlham, Iowa;

Subject to all covenants, restrictions and easements of record.