

BK: 2022 PG: 2287
Recorded: 8/2/2022 at 11:50:26.0 AM
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.

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 this 13th day of ^{May}~~April~~, 2022.
(aes)

GRANTOR:

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

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

This record was acknowledged before me on ^{May}~~April~~ 13, 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.

Exhibit A

The East Half (E ½) of the Northeast Quarter (NE ¼) of Section Seven (7) in Township Seventy-seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa, consisting of 80 acres, more or less.

AND

The South 0.66 Acres of Lot Four (4) of Sub-Division Plot of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Six (6) Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Town of Earlham, Madison County, Iowa.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

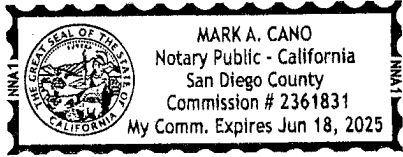
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN DIEGO

On MAY 13, 2022 before me, MARK A. CANO, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Anne Elizabeth Schafer
Name(s) of Signer(s)

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: 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: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: TRUST Signer is Representing: _____