

BK: 2022 PG: 2964
Recorded: 10/11/2022 at 2:02:19.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Paul P. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Gary Hunter: 2750 St. Charles Rd., St. Charles, IA 50240

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, **GARY G. HUNTER, AS TRUSTEE OF THE MARILYN E. HUNTER REVOCABLE TRUST ORIGINALLY EXECUTED DECEMBER 1, 2017 AS AMENDED AND RESTATED APRIL 17, 2020**, does hereby convey to **GARY G. HUNTER**, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The NW ¼ of the SE ¼; and the SW ¼ of the NE ¼, of Section 13-75N-27W, Madison County, Iowa, EXCEPT that part of Parcel "M" located therein, as shown in Amended Plat of Survey filed in Book 2010, Page 480 on March 9, 2010, in the Office of the Recorder of Madison County, Iowa; and Easement for access and utility purposes over a strip of land 40 feet in width located in the NW ¼ of the NE ¼ of said Section 13, as more particularly described in easement agreement dated March 15, 2010, and recorded March 17, 2010, in Book 2010, Page 523 in the Office of the Recorder of Madison County, Iowa,

together with and subject to covenants, conditions, restrictions and easements of record.

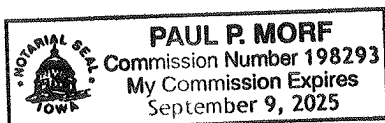
The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above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

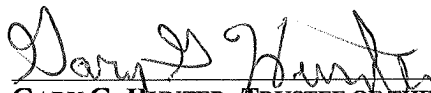
The grantor further warrants to the grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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.

This deed represents a transfer of real estate, being a distribution from a trust without additional consideration and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20 and 21), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: October 11, 2022

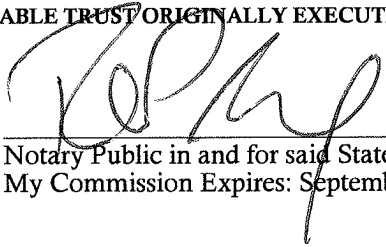




GARY G. HUNTER, TRUSTEE OF THE MARILYN E. HUNTER REVOCABLE TRUST ORIGINALLY EXECUTED DECEMBER 1, 2017 AS AMENDED AND RESTATED APRIL 17, 2020

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me this 11th day of October, 2022, by **GARY G. HUNTER, AS TRUSTEE OF THE MARILYN E. HUNTER REVOCABLE TRUST ORIGINALLY EXECUTED DECEMBER 1, 2017 AS AMENDED AND RESTATED APRIL 17, 2020.**



Notary Public in and for said State
My Commission Expires: September 9, 2025

