

BK: 2022 PG: 3051
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$229.60
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7964RSS)
Return To: Becky J. Sprunger, 150 Sycamore SE, Earlham, IA 50072
Taxpayer Information: Becky J. Sprunger, 150 Sycamore SE, Earlham, IA 50072

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Stanley C. Marsh, as Trustee of the Stanley C. Marsh Trust dated August 25, 2022**, does hereby convey to **Becky J. Sprunger, a single person**, the following described real estate:

The West 72 1/2 feet in width of Lots Eight (8) and Nine (9) in Block Eleven (11) of the Original Town of Earlham, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

