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Date 2/01/2022 Time 11:58:18AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$279.20 ANNO

Rev Stamp# 38 DOV# 35 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$175,000⁰⁰

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (DMM119801)

Return To: Nina A. Lorimor-Easley, 155 East 1st Street, Earlham, IA 50072

Taxpayer Information: Nina A. Lorimor-Easley, 155 East 1st Street, Earlham, IA 50072

ESB118801

3/5

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Anastasia Lynn Hansen, Trustee of The Nugent Family Revocable Trust, does hereby convey to Nina A. Lorimor-Easley, the following described real estate:

The East 95 feet of Lot Four (4) and the East 95 feet of Lot Five (5), in Block Three (3) of the Original Town of Earlham, Madison County, Iowa

Subject to all covenants, restrictions and easements of record.



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.

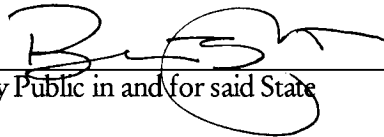
Dated: 1/27/22

Anastasia Lynn Hansen, Trustee of The Nugent Family Revocable Trust,

By: 
Anastasia Lynn Hansen, Trustee

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on January 27, 2022, by **Anastasia Lynn Hansen, Trustee of The Nugent Family Revocable Trust.**



Notary Public in and for said State

