



Document 2022 3430

Book 2022 Page 3430 Type 03 001 Pages 3

Date 11/29/2022 Time 12:10:03PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 456

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

6m133462

Preparer Information:

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

1/2 **Taxpayer Information:**

Skylar Brittain, 1142 Kiowa Ave. Earlham, IA 50072

1/2

Return Address

Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:

Charles J. Brittain, Donald R. Brittain, and Marla K. Cory, Co-Trustees of the Marlin J. Brittain Nonrevocable Income Only Trust

Grantees:

Skylar Brittain

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Charles J. Brittain, Donald R. Brittain and Marla K. Cory, Co-Trustees of Marlin J. Brittain Nonrevocable Income Only Trust do hereby convey to Skylar Brittain the following described real estate in Madison County, Iowa:

Parcel "A" in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 11, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa and more particularly described as follows:

Beginning at the West Quarter Corner of Section 11, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the Section Line, South 00°03'11" West, 1,317.48 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 11; thence along the South Line of the said Northwest Quarter of the Southwest Quarter; South 89°42'16" East, 569.98 feet; thence North 00°09'03" East, 1,730.08 feet; thence North 80°56'49" West, 572.93 feet to the West Line of said Section 11, Township 77 North, Range 28 West; thence along said West Section Line, South 00°03'11" West, 410.19 feet to the Point of Beginning and containing 22.681 Acres including 1.309 Acres of Madison County Road Right of Way.

This deed is given in full satisfaction that certain real estate installment contract recorded in Book 2018 Page 2205 of the Madison County, Iowa records.

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: 6/13/2018.

Charles J. Brittain
Charles J. Brittain

As Co-Trustee of the above-entitled trust

STATE OF IOWA COUNTY OF Polk

This record was acknowledged before me on 6.13.18, by Charles J. Brittain, as Co-Trustee of the above-entitled trust.



Patricia Williams
Signature of Notary Public

Donald R. Brittain

Donald R. Brittain

As Co-Trustee of the above-entitled trust

STATE OF IOWA COUNTY OF Polk

This record was acknowledged before me on 6.13.18, by Donald R. Brittain, as Co-Trustee of the above-entitled trust.



Patricia Williams
Signature of Notary Public

Marla K. Cory

Marla K. Cory

As Co-Trustee of the above-entitled trust

STATE OF IOWA COUNTY OF Polk

This record was acknowledged before me on 6.13.18, by Marla K. Cory, as Co-Trustee of the above-entitled trust.



Patricia Williams
Signature of Notary Public