



Document 2022 3730

Book 2022 Page 3730 Type 03 001 Pages 3	
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Rec Amt \$17.00 Aud Amt \$5.00	INDX
Rev Transfer Tax \$600.80	ANNO
Rev Stamp# 481 DOV# 471	SCAN
LISA SMITH, COUNTY RECORDER	CHEK
MADISON COUNTY IOWA	

\$375,650

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

<sup>1</sup>/<sub>3</sub> **Taxpayer Information:** Larry G. Young Revocable Trust and Sherry M. Young Revocable Trust, 2552 Walnut Trail, St, Charles, IA 50240

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Ernest Patterson, Trustee and Nancy Patterson, Trustee, of the Patterson Family Trust

**Grantees:** Larry G. Young and Sherry M. Young, Trustees of the Larry G. Young Revocable Trust and Sherry M. Young Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Seventy-five Thousand Six Hundred and Fifty Dollar(s) and other valuable consideration, Ernest Patterson and Nancy Patterson, Trustees of the Patterson Family Trust, does hereby Convey to Larry G. Young and Sherry M. Young, Trustees of the Larry G. Young Revocable Trust and Larry G. Young and Sherry M. Young, Trustees of the Sherry M. Young Revocable Trust the following described real estate in Madison County, Iowa:

The West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "1" located in the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 0.7805 acres, as shown in Plat of Survey filed in Book 2, Page 281 on May 28, 1996, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "2" located in the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 0.4591 acres, as shown in Plat of Survey filed in Book 2, Page 281 on May 28, 1996, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "3" located in the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 0.4591 acres, as shown in Plat of Survey filed in Book 2, Page 361 on June 30, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "Y" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 13.66 acres, as shown in Plat of Survey filed in Book 2010, Page 1736 on July 29, 2010, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "Z" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 13.08 acres, as shown in Plat of Survey filed in Book 2010, Page 1921 on August 18, 2010, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "FF" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 13.44 acres, as shown in Plat of Survey filed in Book 2018, Page 2320 on July 20, 2018, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "DD" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-four (24), containing 1.65 acres, as shown in Amended Plat of Survey filed in Book 2022, Page 3421 on November 29, 2022, in the Office of the Recorder of Madison County, Iowa.



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.

Dated: 12/21/2022.

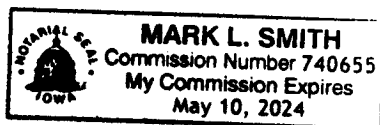
Patterson Family Trust

By Ernest G. Patterson  
Ernest Patterson, Trustee

By Nancy H. Patterson  
Nancy Patterson, Trustee

STATE OF IOWA, COUNTY OF MADISON

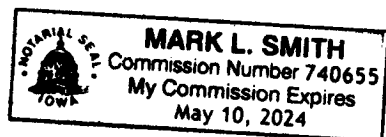
This record was acknowledged before me on 12/21/2022, by Ernest Patterson, Trustee of the above-entitled trust.



Mark L. Smith  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/21/2022, by Nancy Patterson, Trustee of the above-entitled trust.



Mark L. Smith  
Signature of Notary Public