

\$170,000.00

BK: 2023 PG: 1203
Recorded: 5/30/2023 at 3:39:16.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as
amended, 15400 Northview Drive, Urbandale, IA 50323

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: Crystal J. Miller (f/k/a) Crystal J. Schryver as trustee of Crystal J. Schryver Trust

Grantees: Derek A. Justice and Shelly K. Justice as co-trustees of The Derek and Shelly Justice
Revocable Trust u/a/d March 24, 2016, as amended

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, Crystal J. Miller (f/k/a) Crystal J. Schryver, Trustee of Crystal J. Schryver Trust, does hereby Convey to Derek A. Justice and Shelly K. Justice, Co-Trustees of The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as amended, the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 29.5 feet East of the West Quarter (1/4) corner of Section fourteen (14), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence continuing East 1,293 feet along the quarter section line, thence South 00 degrees 48' East 673.72 feet, thence South 89 degrees 57' West 1,297.7 feet, thence North 00 degrees 24' West 674.8 feet to the point of beginning, containing 20.0493 acres including 1.6014 acres of county road right-of-way. EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.22 acres, more or less, as shown in Plat of Survey filed in Book 2019, Page 2712 on August 30, 2019, in the Office of the Recorder of Madison County, Iowa

This deed is exempt according to Iowa Code 428A.2(15).

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: 5/17/23

Crystal J. Schryver Trust

By Crystal J. Miller
Crystal J. Miller (f/k/a) Crystal J. Schryver,
as Trustee

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 5-17-2023,
by Crystal J. Miller (f/k/a) Crystal J. Schryver, Trustee
of the above-entitled trust.

Marsha Ruble
Signature of Notary Public

