



Document 2023 1302

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

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

Taxpayer Information: Steven Don Stanley and S. Kay Stanley, 2924 Cedar Bridge Road,
Winterset, IA 50273

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

Grantors: Steven Don Stanley and Franklin Dean Stanley as trustees of Hazel M. Stanley Trust
Dated September 23, 2011

Grantees: Steven Don Stanley and S. Kay Stanley

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, Steven Don Stanley and Franklin Dean Stanley, Trustee of Hazel M. Stanley Trust Dated September 23, 2011, does hereby Convey to Steven Don Stanley and S. Kay Stanley, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (S1/2) of the Northwest Quarter (NW1/4) and the South Half (S1/2) of the Northeast Quarter (NE1/4), all in Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(20).

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: June 8, 2023.

Hazel M. Stanley Trust Dated September 23,
2011

By Steven Don Stanley
Steven Don Stanley, as Trustee

By Franklin Dean Stanley
Franklin Dean Stanley, as Trustee

STATE OF IOWA, COUNTY OF MADISON

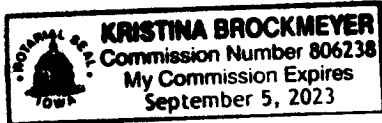
This record was acknowledged before me on June 8, 2023,
by Steven Don Stanley, Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 8, 2023,
by Franklin Dean Stanley, Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public