



Document 2023 1305

Book 2023 Page 1305 Type 03 001 Pages 3

Date 6/09/2023 Time 8:07:57AM

Rec Amt \$17.00 Aud Amt \$15.00

INDX

ANNO

SCAN

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: Franklin Dean Stanley and Earline Marie Stanley, 1640 Hogback
Bridge Road, Earlham, IA 50072

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

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

Grantees: Franklin Dean Stanley and Earline Marie 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, Franklin Dean Stanley and Steven Don Stanley, Trustees of Hazel M. Stanley Trust Dated September 23, 2011, does hereby Convey to Franklin Dean Stanley and Earline Marie 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 West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and the North One-fourth (N 1/4) of the Fractional Northeast Quarter (Fr. NE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 76 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.

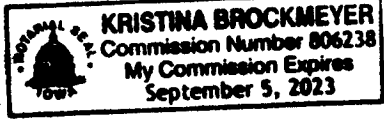
Hazel M. Stanley Trust Dated September 23, 2011

By Franklin Dean Stanley, as Trustee

By Steven Don Stanley, as Trustee

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

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