

\$24,300.00

BK: 2023 PG: 1709
Recorded: 7/24/2023 at 11:49:20.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$38.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:

Philip P. and Danielle Santee
1173 Pitzer Road
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Berneita J. Patience Trust

Grantees:

Philip P. Santee
Danielle Santee

Legal Description: See Page 2



TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of \$24,300.00 and no/100ths-----Dollar(s) and other valuable consideration, Berneita J. Patience, Trustee of the **BERNEITA J. PATIENCE TRUST dated April 28, 2020**, does hereby convey to **PHILIP P. SANTEE and DANIELLE SANTEE, husband and wife, as joint tenants with full rights or survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

Parcel "C" of the Southeast Quarter (SE¼) of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded in Book 2023, Page 1209, in the Office of the Recorder of Madison County, Iowa.

The grantor hereby grants and conveys to the grantees, and their successors in interest, a 50 foot wide easement strip over and across grantor's real estate in said SE¼ of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, that lies and runs immediately adjacent to and parallel with the North boundary line of said Parcel "C", and the North and East boundary lines of adjacent Parcel "B". The easement is for general access purposes to the pasture land conveyed herein, and for the further specific purpose of access to gates thereon. The easement area described herein is known to the parties as the North Field Lane and the South Driveway.

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.

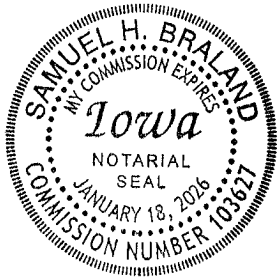
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: July 13, 2023

Berneita J. Patience Trustee
Berneita J. Patience, Trustee

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on July 13, 2023 by Berneita J. Patience as Trustee of the above entitled trust.



Samuel H. Braland
Signature of Notary Public