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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

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INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$450,000<sup>00</sup>

**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:** Matt Brown and Erika Brown, 614 W. Benton, Winterset, IA 50273

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

**Grantors:** Louise Chickering as Trustee of the Louise Chickering Revocable Trust dated July 22, 2005

**Grantees:** Matt Brown and Erika Brown

**Legal Description:** See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Fifty Thousand Dollar(s) and other valuable consideration, Louise Chickering, Trustee of the Louise Chickering Revocable Trust dated July 22, 2005, does hereby Convey to Matt Brown and Erika Brown, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A parcel of land in the South Half ( $\frac{1}{2}$ ) of the North Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> Principal Meridian, City of Winterset, Madison County, Iowa, as referenced in Plat of Survey filed on August 7, 1991, in Book 2, Page 126 of the Records of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> Principal Meridian, City of Winterset, Madison County, Iowa; thence along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-six (36), North  $00^{\circ}00'00''$ , 696.34 feet; thence along the North line of Buchanan Street extended, South  $89^{\circ}41'27''$  East, 405.40 feet; thence North  $00^{\circ}03'43''$  East, 145.00 feet to the Point of Beginning. Thence continuing North  $00^{\circ}03'43''$  East, 130.32 feet to the South line of Benton Street; thence along said South line, South  $89^{\circ}55'06''$  East, 148.00 feet; thence South  $00^{\circ}03'43''$  West, 130.32 feet; thence North  $89^{\circ}55'06''$  West, 148.00 feet to the point of beginning.

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: 7/28/2023.

Louise Chickering Revocable Trust dated July  
22, 2005

By Louise Chickering  
Louise Chickering

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/28/2023,  
by Louise Chickering, Trustee of the above-entitled trust.

Mr. M. L. Smith

Signature of Notary Public

