

BK: 2023 PG: 2461  
Recorded: 10/5/2023 at 1:58:16.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

<b>This Document Prepared By:</b> Brian Williams Creative Planning Legal, P.A. 5454 W. 110 <sup>th</sup> Street Overland Park, Kansas 66211 913 327 9455	<b>After Recording, Mail To:</b> Rebecca Perez Creative Planning Legal, P.A. 5454 W. 110 <sup>th</sup> Street Overland Park, Kansas 66211	<b>Mail Tax Statements To:</b> Cheryl A. Flaskerud 1741 Pitzer Road Earlham, IA 50072
---	---	--

## WARRANTY DEED

THIS DEED is made and entered into this 31 day of August, 2023  
by and between **CHERYL A. FLASKERUD**, a single woman, Grantor, of Madison County,  
State of Iowa, and **CHERYL A. FLASKERUD, as trustee of the CHERYL A.  
FLASKERUD REVOCABLE TRUST** dated 8/31, 2023, Grantee,  
of Madison County, State of Iowa.

Grantee's mailing address: 1741 Pitzer Road, Earlham, Iowa 50072

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Madison, State of Iowa, to-wit:

**Parcel "C" located in the Southeast Quarter of the Northeast Quarter of Section 9, Township 76 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 5.126 acres, as shown in Plat of Survey filed in Book 2013, Page 2245 on July 30, 2013, in the Office of the Recorder of Madison County, Iowa.**

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

