



Document 2023 2600

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 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$272.80 ANNO
 Rev Stamp# 373 DOV# 372 SCAN
 BRANDY MACUMBER, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

\$171,000⁰⁰

This instrument prepared by:
 JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: (515)453-4618

Mail tax statements and return documents to:
 Amy N. Watson and Justin Watson, 414 W Carpenter St, Saint Charles, IA 50240

TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Bradley W. Sweeney and Quendy S. Sweeney, as Trustees of the Bradley W. Sweeney Living Trust Dated October 14, 2015**, do hereby convey unto **Amy N. Watson and Justin Watson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Four (4) of Sweeney Acres Subdivision, located in the North Half (1/2) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

Grantors do hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant 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 Grantors 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.

In addition to the foregoing, the Grantors further swear or affirm as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on June 10, 2022, Book 2022, Page 1761, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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

Bradley W. Sweeney Living Trust Dated October 14, 2015

BY: Bradley W. Sweeney Trustee
Bradley W. Sweeney
Trustee

BY: Quendy S. Sweeney Trustee
Quendy S. Sweeney
Trustee

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on October 13th, 2023
by Bradley W. Sweeney as Trustee and Quendy S. Sweeney as Trustee of the Bradley W.
Sweeney Living Trust Dated October 14, 2015.

Brenda Lytton
Notary Public in and for said State

