



Document 2023 3032

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$819.20
Rev Stamp# 425 DOV# 425

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$512,500.00

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkwy Ste 218, West Des Moines, IA 50266 - 515-864-9370

Return To: Michael Walter, 3227 Saint Charles Rd., Saint Charles, IA 50240

Taxpayer Information: Michael Walter, 3227 Saint Charles Rd., Saint Charles, IA 50240

DCU145238-MDK

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TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Janet L. Adair Living Trust** dated **May 11, 2022** does hereby convey to **Michael A. Walter and Tammy S. Walter, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Polk County, Iowa:

All that part of Lot Eight (8) of Cunningham Rural Estates, located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying West of the center line of the 40 foot wide private drive and utility easement extending across said Lot



Subject to all covenants, restrictions and easements of record.

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.

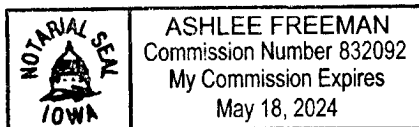
Dated: 12-11-2023

Janet L. Adair Living Trust dated May 11, 2022

By: Sonia Hutton, Trustee
Sonia Hutton, Successor Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

On this 11th day of December, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Sonia Hutton as Successor Trustee of the Janet L. Adair Living Trust dated May 11, 2022, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Ashlee Freeman
Notary Public in and for said State