

BK: 2023 PG: 3153
Recorded: 12/21/2023 at 10:48:13.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8967ESP)

Return To: Elaine Rosencrants Family Trust, 1925 Southbridge Dr., Adel, IA 50003

Taxpayer Information: Elaine Rosencrants Family Trust, 1925 Southbridge Dr., Adel, IA 50003

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Samuel M. Funk and Karisa A. Funk, a married couple**, do hereby Convey to the **Elaine Rosencrants Family Trust**, in the following described real estate:

Parcel "D", located in the Southeast Quarter (¼) of Section One (1), Township Seventysix (76) North, Range Twenty-eight (28) West and in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., all in Madison County, Iowa, containing 63.004 acres, as shown in Amended Plat of Survey filed in Book 3, Page 505 on October 29, 1999 in the Office of the Recorder of Madison County, Iowa, **EXCEPT: Parcel "E"**, a part of Parcel "D", containing 23.323 acres, as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT Parcel "F"**, a part of Parcel "D", containing 19.174 acres as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

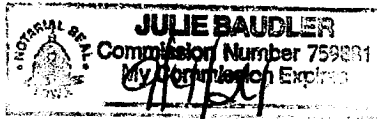
Dated: 12-13-23

Samuel M. Funk by
Karisa A. Funk as attorney
Samuel M. Funk, by Karisa A. Funk as in fact
Attorney-In-Fact

Karisa A. Funk
Karisa A. Funk

STATE OF Iowa,
COUNTY OF Madison ss:

This record was acknowledged before me on 12-13-23, by
Karisa A. Funk, as Attorney-In-Fact for her spouse, Samuel M. Funk, and in her individual capacity.



Julie Baudler
Notary Public in and for said State