

\$185,000.00

BK: 2023 PG: 452
Recorded: 3/6/2023 at 3:27:20.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$295.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:

Steven L. Ambrose
355 N.W. 4th Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantor:

Janice C. Creswell Trust

Grantee:

Steven L. Ambrose

Legal Description: See Page 2



**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of \$185,000.00 and no/100ths-----Dollar(s) and other valuable consideration, Renee L. Creswell, James D. Creswell, Heather R. Creswell, Co-Trustees of the **JANICE C. CRESWELL TRUST**, do hereby convey to **STEVEN L. AMBROSE** the following described real estate in Madison County, Iowa:

The South 109½ Feet of the West 93 Feet AND the East 79 Feet of the West 172 Feet of the South 109¼ Feet of Out Lot Four (4) of the Out Lots to Academy Addition to the Town of Earlham, Madison County, Iowa.

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: 21 day of February, 2023.

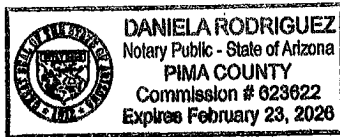
Renee L. Creswell
Renee L. Creswell, Co-Trustee

James D. Creswell
James D. Creswell, Co-Trustee

Heather R. Creswell
Heather R. Creswell, Co-Trustee

STATE OF ARIZONA, COUNTY OF PIMA: ss

This record was acknowledged before me on the 21st day of February, 2023,
by Renee L. Creswell, as Co-Trustee of the above entitled trust.



Daniela Rodriguez
Signature of Notary Public

STATE OF VIRGINIA, COUNTY OF PRINCE WILLIAM: ss

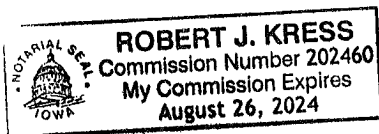
This record was acknowledged before me on the 21 day of February, 2023,
by James D. Creswell, as Co-Trustee of the above entitled trust.

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023

Adam A. Shreiner
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK: ss

This record was acknowledged before me on the 3 day of March, 2023,
by Heather R. Creswell, as Co-Trustee of the above entitled trust.



Robert J. Kress
Signature of Notary Public