

BK: 2023 PG: 594  
Recorded: 3/24/2023 at 11:18:48.0 AM  
Pages 4  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266, Phone: 515-327-1750

**Taxpayer Information:** Sheila Stander, 104 Holiday Circle, West Des Moines, IA 50265

**Return Document To:** Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266

**Grantors:** Robert O. Stander Trust dated 12/22/95

**Grantees:** Sheila Stander and Suzanne Stander-Peglow

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Sheila Stander and Suzanne Stander-Peglow, Co-Trustees of the Robert O. Stander Trust dated 12/22/95, do hereby Convey to Sheila Stander, a single person, and Suzanne Stander-Peglow, a married person, as Tenants in Common, the following described real estate in Madison County, Iowa:

See attached

**This deed is exempt according to Iowa Code 428A.2(21).**

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: Sept 28, 2022

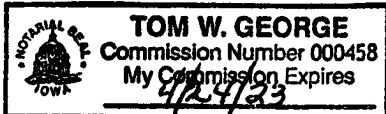
ROBERT O. STANDER TRUST dated 12/22/95

By Sheila Marie Stander, as Trustee  
Sheila Stander, as Trustee

By S. Stander Peglow  
Suzanne Stander-Peglow, as Trustee

STATE OF IOWA, COUNTY OF POLK

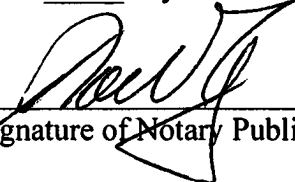
This record was acknowledged before me on the 28 day of September, 2022, by Sheila Stander, Co-Trustee of the above-entitled trust.

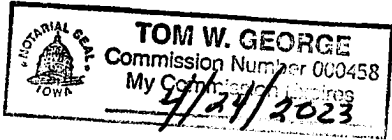


Tom W. George  
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on the 27 day of January, 2023, by Suzanne Stander-Peglow, Trustee of the above-entitled trust.

  
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Signature of Notary Public



**LEGAL DESCRIPTION:**

Parcel "B", located in the East Half of the Southeast Quarter of Section 3, and the East Half of the Northeast Quarter of Section 10, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter corner of Section 10, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°19'10" West, 1330.63 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence North 1°30'07" West, 633.73 feet along the West line of the Southeast Quarter of the Northeast Quarter of said Section 10; thence North 81°46'34" East, 176.20 feet; thence North 0°58'00" West, 978.11 feet along an existing fenceline; thence North 58°40'16" East, 174.10 feet along said fenceline; thence North 0°45'44" West, 500.00 feet along said fenceline; thence North 42°11'14" East, 260.40 feet along said fenceline; thence South 88°21'22" West, 493.87 feet along said fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North 0°03'07" West, 213.90 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North 0°00'00" East, 159.06 feet along the West line of the Southeast Quarter of the Southeast Quarter of Section 3, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 87°27'48" East, 559.54 feet along an existing fenceline; thence North 3°12'11" East, 260.02 feet along said fenceline; thence North 57°09'10" West, 291.55 feet along said fenceline; thence North 0°20'57" West, 920.72 feet along said fenceline; thence North 89°16'03" East, 154.70 feet; thence North 1°37'19" West, 26.90 feet to a point in an existing fenceline; thence North 88°54'07" East, 811.77 feet along an existing fenceline to an existing tree which has been used as a fence corner; thence South 2°13'22" East, 182.45 feet along an existing fenceline to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence South 0°51'47" East, 1315.91 feet along an existing fenceline to the Southeast corner of said Section 3; thence South 1°06'32" East, 2623.63 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 102.911 acres, including 1.754 acres of County Road right-of-way.