



Document 2024 1426

Book 2024 Page 1426 Type 03 001 Pages 3

Date 6/21/2024 Time 8:44:17AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Carla Kay May and Donal R. May, 3244 St. Charles Road, St. Charles,
IA 50240

Return Document To: Carla Kay May, 3244 St. Charles Road, St. Charles, IA 50240

Grantors: Clayton D. Hayden and Carla Kay May as co-trustees of the Carroll D. Hayden
Revocable Trust

Grantees: Carla Kay May and Donal R. May

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Clayton D. Hayden and Carla Kay May, Co-Trustees of the Carroll D. Hayden Revocable Trust, does hereby Convey to Carla Kay May and Donal R. May, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel DD as shown in the Plat of Survey of that part of the South Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, recorded May 7, 2024, in Book 2024, Page 981 of the Recorder's Office of Madison County, Iowa, AND The Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the following-described tracts, to-wit:

1. A tract of land located therein and more particularly described as follows, to-wit: Commencing at a point 12 rods and 6 inches North of the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), running thence North 10 rods, thence East 16 rods, thence South 13 rods and 6 inches, thence West 16 rods, thence North 3 rods and 6 inches to the place of beginning.
2. A tract of land located therein and more particularly describes as follows, to-wit: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), thence East on the North line of said Section 1306.2 feet to the Northeast corner of said Section Twenty-two (22), thence South 645.1 feet to the center line of the presently established road, thence Northwesterly along the center line of said road approximately 1495 feet to the point of beginning and containing 13.5 acres, more or less;
3. The South 9 Rods thereof.

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.

This deed is exempt according to Iowa Code 428A.2(22).

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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.

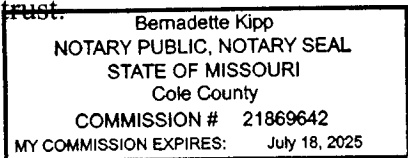
Carroll D. Hayden Revocable Trust

By Clayton Dean Hayden as Trustee
Clayton Dean Hayden, as Trustee

By Carla Kay May, as Trustee
Carla Kay May, as Trustee

STATE OF MISSOURI, COUNTY OF MIT Cole

This record was acknowledged before me on June 10 2024,
by Clayton Dean Hayden, Trustee of the above-entitled trust.



Bernadette Kipp
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 17, 2024,
by Carla Kay May, Trustee of the above-entitled trust.

Jerrold Oliver
Signature of Notary Public

