

BK: 2024 PG: 1658  
Recorded: 7/12/2024 at 2:50:55.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Black & Gold Trust dated May 2, 2019, 32218 Deer Trail, Adel, IA 50003  
**Taxpayer:** Black & Gold Trust dated May 2, 2019, 32218 Deer Trail, Adel, IA 50003  
**Preparer:** Paul M. Goldsmith, 923 1/2 Braden Avenue, P.O. Box 714, Chariton, IA 50049,  
Phone: 641-774-5989



## TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, **Daniel C. Adams, as Trustee of the Grandchildren Trust of the Last Will and Testament of Vickie C. Adams dated October 16, 2008**, does hereby Convey to **Kyle J. Alliman and Megan A. Alliman, as Trustees of the Black & Gold Trust dated May 2, 2019**, the following described real estate in Madison County, Iowa:

**An undivided one-fourth interest in the following described real estate:**

**The South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., 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.

**This deed is exempt according to Iowa Code 428A.2(10). This Deed is given as a supplemental Deed to the Warranty Deed filed July 12, 2024, in Book 2024 at page 1654 in the Madison County Recorder's Office. The Declaration of Value and the transfer tax accompany said Warranty Deed.**

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: July 10, 2024.

**Grandchildren Trust of the Last Will and Testament of Vickie C. Adams dated October 16, 2008**

By *Daniel Adams*  
Daniel C. Adams, as Trustee

STATE OF IOWA, COUNTY OF Marion

This record was acknowledged before me on July 10<sup>th</sup>, 2024, by Daniel C. Adams, Trustee of the above-entitled trust.



**BREANNA SAMPSON**  
Commission Number  
851154  
My Commission Expires  
10-2-26

*Breanna Sampson*  
Signature of Notary Public