



Document 2024 1925

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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$239.20
Rev Stamp# 271 DOV# 268
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$150,000⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Phil Watson, Esq.
Phil Watson, PC
535 E. Army Post Road
Des Moines, IA 50315

Phone: (515) 287-7000

Taxpayer Information:

Modern Asset Management, Inc.
170 S Green Valley Parkway Suite 300
Henderson, NV 89012

Return Document To:

Modern Asset Management, Inc.
170 S Green Valley Parkway Suite 300
Henderson, NV 89012

Grantors:

Arthur A. Smith Revocable Trust

Grantees:

Modern Asset Management, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of (\$1.00) One and No/100 Dollars and other valuable consideration, Arthur A. Smith, Trustee of Arthur A. Smith Revocable Trust, does hereby Convey to Modern Asset Management, Inc., the following-described real estate in Madison County, Iowa:

Parcel "C" located in the North Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 23.33 acres, as shown in Plat of Survey filed in Book 2010, Page 1037 on May 6, 2010, in the Office of the Recorder of Madison County, Iowa, together with a non-exclusive 20 foot ingress/egress easement running West to 280th Lane along the North edge of the NE ¼ section line. Grantor shall be responsible for maintaining the easement from 280th Lane to the existing gate on Grantor's property and Grantee shall be responsible for maintaining the easement east of the existing gate.

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: August 1, 2024

ARTHUR A. SMITH REVOCABLE TRUST

By: Arthur A. Smith
Arthur A. Smith, Trustee

