



Document 2024 2018

Book 2024 Page 2018 Type 03 001 Pages 2

Date 8/20/2024 Time 1:34:43PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$170.40 ANNO

Rev Stamp# 284 DOV# 279 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$106,800.00

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

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

³/₂ **Taxpayer Information:** Isaac and Addilie Norton, 1373 Pitzer Rd, Earlham, IA 50072

Return Document To: Isaac Norton, 1373 Pitzer Rd, Earlham, IA 50072

Grantors: Nicholas J. Scar as trustee of Nicholas J. Scar Revocable Trust

Grantees: Isaac Norton and Addilie Norton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Six Thousand Eight Hundred Dollar(s) and other valuable consideration, Nicholas J. Scar, Trustee of Nicholas J. Scar Revocable Trust, does hereby Convey to Isaac Norton and Addilie Norton, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-one (21) Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, more or less, as shown in Plat of Survey filed in Book 2011, Page 479, on February 15, 2011, in the Office of the Recorder of Madison County, Iowa.

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.

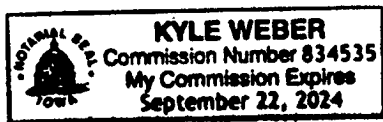
Dated: 8-20-24

Nicholas J. Scar Revocable Trust

By [Signature] Trustee
Nicholas J. Scar, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 20, 2024, by Nicholas J. Scar, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public