



Document 2024 210

Book 2024 Page 210 Type 03 001 Pages 3

Date 1/30/2024 Time 1:14:38PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$647.20

Rev Stamp# 29 DOV# 30

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$405,000⁰⁰

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

FID144868

Taxpayer Information: Jeffrey L. Meyer and Mary J. Meyer, 1662 Fieldstone Avenue, Earlham, IA 50072

³/₅

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Morris D. Smith, Trustee of the Morris D. Smith Revocable Trust dated September 14, 2010; and Dixie L. Smith, Trustee of the Dixie L. Smith Revocable Trust dated September 14, 2010

Grantees: Jeffrey L. Meyer and Mary J. Meyer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Four Hundred Five Thousand Dollar(s) and other valuable consideration, Morris D. Smith, Trustee of the Morris D. Smith Revocable Trust dated September 14, 2010; and Dixie L. Smith, Trustee of the Dixie L. Smith Revocable Trust dated September 14, 2010, does hereby Convey to Jeffrey L. Meyer and Mary J. Meyer, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.04 acres, as shown in Plat of Survey filed in Book 2013, Page 2191 on July 25, 2013, 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: 11/18/24

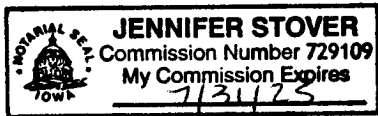
Morris D. Smith Revocable Trust and Dixie L. Smith Revocable Trust

By Morris D. Smith
Morris D. Smith, as Trustee

By Dixie L. Smith
Dixie L. Smith, as Trustee

STATE OF IOWA, COUNTY OF MADISON

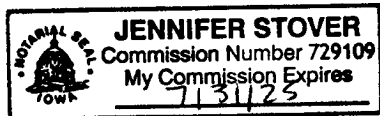
This record was acknowledged before me on 11/18/24,
by Morris D. Smith, Trustee of the above-entitled trust.



[Handwritten Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/18/24,
by Dixie L. Smith, Trustee of the above-entitled trust.



[Handwritten Signature]
Signature of Notary Public