

\$630,000.00

BK: 2024 PG: 2127
Recorded: 9/3/2024 at 11:41:25.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,007.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Ph: 515-697-4282

Taxpayer Information: Daniel and Angela Doyle, 3551 N. Callison, Cumming, IA 50061

Return Document To: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Ph: 515-697-4282

Grantors: Cynthia Voorhees as Trustee of the Cynthia Voorhees Revocable Trust

Grantees: Daniel Doyle and Angela Doyle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Cynthia Voorhees as Trustee of the Cynthia Voorhees Revocable Trust, does hereby Convey to Daniel Doyle and Angela Doyle, husband and wife with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southeast Fractional Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located therein, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6062 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "D" located therein, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6078 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "E" located therein, containing 7.672 acres, as shown in Plat of Survey filed in Book 2002, Page 6079 on December 13, 2002, in the Office of the Recorder of 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 Trust Warranty Deed is given in full satisfaction of that certain Real Estate Installment Contract recorded in Book 2023 Page 3208 of the Madison County, Iowa records.

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.

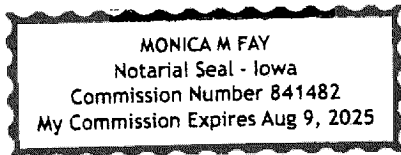
Dated: 12/23/21/23
12/21/23

Cynthia Voorhees Revocable Trust

By Cynthia Voorhees, Trustee
Cynthia Voorhees, as Trustee

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on 12/21/23,
by Cynthia Voorhees, Trustee of the above-entitled trust.

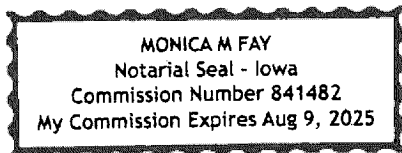


Monica M. Fay
Signature of Notary Public

By signing below, I acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver. This waiver shall apply regardless of any changes made to the trust in the future, including any change to the beneficiaries of the trust.

Dated: 12/21/23

James Hibbs
James Hibbs, signing only to release spousal rights



STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on 12/21/23,
by James Hibbs, signing only to release spousal rights.

Monica M. Fay
Signature of Notary Public