

BK: 2024 PG: 236  
Recorded: 2/2/2024 at 8:19:18.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Jana Weiler, Dentons Davis Brown PC, 215 10th St. Suite 1300, Des Moines, IA 50309; (515) 288-2500  
**Return to:** Jana Weiler, Dentons Davis Brown PC, 215 10th St. Suite 1300, Des Moines, IA 50309  
**Send tax statements to:** Faye E. Powell New Trust, 1601 22nd St., West Des Moines, IA 50266

### **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **West Bank and Lesley Alexander Bergquist, Co-Trustees of the Faye E. Powell Trust dated October 31, 1974**, do hereby convey to **West Bank and Lesley Alexander Bergquist, Co-Trustees of the Faye E. Powell New Trust dated August 18, 2023**, all right, title, interest, estate, claim and demand, in the following-described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

All of the Government Lot Six (6) and that part of Government Lot Five (5) lying south of the public highway in Section Six (6) and all of Government Lots One (1), Two (2), and Six (6) in Section Seven (7), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M.

**This deed is exempt from the requirements for filing a Declaration of Value Statement and Groundwater Hazard Statement according to Iowa Code § 428A.2(21).**

Grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; grantor has good and lawful authority to sell and convey the real estate; 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.

Grantor further warrants to the grantee all of the following: The trust pursuant to which the transfer is made is duly executed and in existence; to the knowledge of grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; the transfer by the trustee to the grantee is effective and rightful; and 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.

*[Signature Page Follows]*

Dated: January 24<sup>th</sup>, ~~2023~~  
2024

Faye E. Powell Trust dated October 31, 1974

Craig Schrader  
West Bank, Co-Trustee  
By: Craig Schrader, Senior Trust Officer

Lesley Alexander Bergquist TTE  
Lesley Alexander Bergquist, Co-Trustee

STATE OF IOWA, COUNTY OF POLK, ss

This record was acknowledged before me on 1-24-24, ~~2023~~, by Craig Schrader, Senior Trust Officer CHRISTINA SALAZAR of the above-named trust.



[Signature]  
Notary Public

STATE OF Arizona, COUNTY OF Maricopa, ss

This record was acknowledged before me on January 24<sup>th</sup>, ~~2023~~, by Lesley Alexander Bergquist, Co-Trustee of the above-named trust.

[Signature]  
Notary Public

