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Date 2/05/2024 Time 11:13:13AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Franklin Dean Stanley and Earline Marie Stanley Family Trust  
Agreement, 1640 Hogback Bridge Road, Earlham, IA 50072

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

**Grantors:** Franklin Dean Stanley and Earline Marie Stanley

**Grantees:** Franklin Dean Stanley and Earline Marie Stanley as Co-Trustees of Franklin Dean  
Stanley and Earline Marie Stanley Family Trust Agreement

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Franklin Dean Stanley and Earline Marie Stanley, husband and wife, do hereby Convey to Franklin Dean Stanley and Earline Marie Stanley, Co-Trustees of Franklin Dean Stanley and Earline Marie Stanley Family Trust Agreement, the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

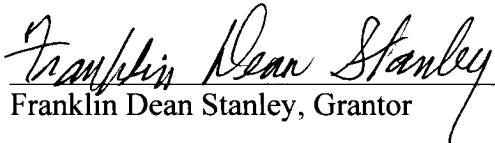
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

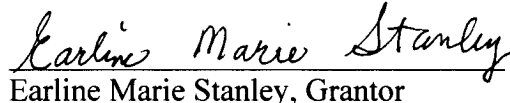
**This deed is exempt according to Iowa Code 428A.2(21).**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

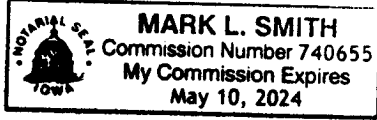
Dated: 2/5/2024.

  
Franklin Dean Stanley, Grantor

  
Earline Marie Stanley, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/5/2024 by  
Franklin Dean Stanley and Earline Marie Stanley.



Mark L. Smith  
Signature of Notary Public