

BK: 2024 PG: 2743

Recorded: 11/12/2024 at 8:09:56.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information:

Jackson D. Lenocker
Caroline J. Lenocker
505 N.W. 5th Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ted R. Lenocker Family Trust

Grantees:

Jackson D. Lenocker
Caroline J. Lenocker

Legal Description: See Page 2



**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, **Geraldine Lenocker and Russell D. Lenocker, as Co-Trustees of the TED R. LENOCKER FAMILY TRUST under Agreement dated June 3, 2013 do hereby convey to JACKSON D. LENOCKER and CAROLINE J. LENOCKER, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common,** the following described real estate in Madison County, Iowa:

A tract of land described as follows, to-wit: Commencing at a point 1,165.1 feet East of the South Quarter (S¼) corner of Section 27, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence continuing East 1,252.59 feet, thence North 0°06'49" West 237.19 feet along a property line fence, thence South 88°00'36" East 12.40 feet, thence North 00°45'04" West 411.1 feet along a property line fence, thence North 89°50'34" West 1,295.17 feet along the North line of the South One-half of the South One-half of the Southeast Quarter (S½ S½ SE¼) of said Section 27, thence South 03°10'4" East 652.37 feet to the point of beginning, containing 19.03 acres including 1.04 acres of county road right of way.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.21, Code of Iowa.

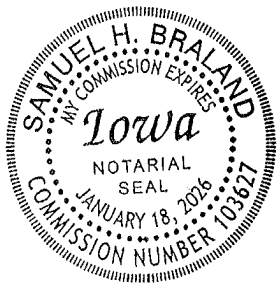
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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.

Geraldine Lenocker
Geraldine Lenocker, Affiant

Russell D. Lenocker
Russell D. Lenocker, Affiant

Subscribed and sworn to before me and in my presence by the said Geraldine Lenocker and Russell D. Lenocker this 4th day of November, 2024.



Samuel H. Braland
Notary Public in and for the State of Iowa