

\$204,000.00

BK: 2024 PG: 2788
Recorded: 11/18/2024 at 9:39:37.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$325.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, Tel: (515) 961-2509

Taxpayer Information: Byron C. De Vries and Beth Ann De Vries, 1438 105th St., Earlham, IA 50072

Return Document To: Stephen A. Hall, 115 S. Howard St., Indianola, Iowa 50125

Grantors: Joyce A. Smull as Trustee of Joyce A. Smull Living Revocable Trust U/A/D June 19, 2013

Grantees: Byron C. De Vries and Beth Ann De Vries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joyce A. Smull, Trustee of Joyce A. Smull Living Revocable Trust U/A/D June 19, 2013, does hereby Convey to Byron C. De Vries and Beth Ann De Vries, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in ~~Wayne~~ Madison County, Iowa:

An undivided one-third (1/3) interest in:
The Southeast Quarter of the Northeast Quarter of Section Thirty-six (36), Township Seventy-five (75) North) Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to easements of record.

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.

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: Oct. 31, 2024.

Joyce A. Smull Living Revocable Trust U/A/D
June 19, 2013,

By Joyce A. Smull
Joyce A. Smull, Trustee

State of Florida Acknowledgement Notary Certificate

**STATE OF FLORIDA
COUNTY OF POLK**

On October 31ST , 2024, before me, JOSE LUIS NUNEZ CASTILLO, a notary public, personally appeared by physical presence, JOYCE ANN SMULL who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached TRUSTEE WARRANTY DEED - FOR JOYCE ANN SMULL, TRUSTEE [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

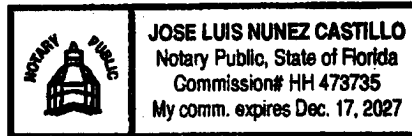
Personally known OR

Produced identification Type of identification produced: FLORIDA DRIVER LICENSE



(Signature of notary public)

My commission expires: Dec. 17/2027



Official Seal

2 of 2
B