



Document 2024 3039

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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, Tel: 515-462-3731

Taxpayer Information: Carter Family Revocable Living Trust, 2913 St. Charles Road, St. Charles, IA 50240

Return Document To: Carter Family Revocable Living Trust, 2913 St. Charles Road, St. Charles, IA 50240

Grantors: Scott A. Carter and Rebecca S. Carter

Grantees: Scott Allen Carter and Rebecca Sue Carter as co-trustees of the Carter Family Revocable Living Trust

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, Scott A. Carter and Rebecca S. Carter, Husband and Wife, do hereby Convey to Scott Allen Carter and Rebecca Sue Carter, Co-Trustees of Carter Family Revocable Living Trust, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 12.00 acres, as shown in Plat of Survey filed in Book 3, Page 558 on April 5, 2000, 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 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.

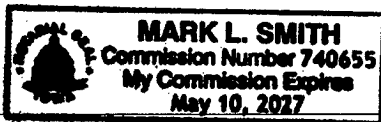
Dated: 12/13/2024

[Signature]
Scott A. Carter, Grantor

[Signature]
Rebecca S. Carter, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/13/2024 by Scott A. Carter and Rebecca S. Carter.



[Signature]
Signature of Notary Public