

BK: 2024 PG: 3079

Recorded: 12/19/2024 at 1:39:09.0 PM

Pages 4

County Recording Fee: \$27.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$30.00

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**Return To:** Maggie McCann, 6701 Westown Pkwy #100, West Des Moines, IA 50266, 515-274-1450

**Taxpayer:** Dean R. Grewell III, 31368 312th Place, Waukee IA 50263

**Preparer:** Maggie McCann, 6701 Westown Pkwy #100, West Des Moines, IA 50266, 515-274-1450

### TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Dean R. Grewell III, and Iowa State Bank, as Co-Trustees of the Grewell Family Revocable Trust dated May 3, 2006**, do hereby convey to **Dean R. Grewell III**, an individual, **Lawrence Hobbs Grewell**, an individual, and **Patricia Cooper Grewell**, an individual, in equal shares, as tenants in common, the following described real estate in Madison County, Iowa:

The Fractional West Half (W ½) of the Northeast Quarter (NE ¼) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Subject to easements, covenants, and restrictions of record, if any.

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 transaction is exempt from revenue tax under Iowa Code § 428A.2(21).

The grantor hereby covenants with grantee, 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.

*[Remainder of Page Left Intentionally Blank; Signature Page Follows]*

Dated: December 18<sup>th</sup>, 2024.

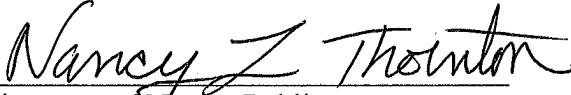
**GRANTOR:**

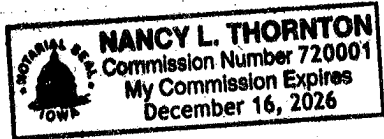
GREWELL FAMILY REVOCABLE TRUST  
DATED MAY 3, 2006

By:   
Name: Dean R. Grewell III  
Its: Co-Trustee

STATE OF IOWA; COUNTY OF Dallas;

This record was acknowledged before me on December 18<sup>th</sup> 2024, by Dean R. Grewell III, Co-Trustee of the Grewell Family Revocable Trust dated May 3, 2006.

  
Signature of Notary Public



**GRANTOR:**

GREWELL FAMILY REVOCABLE TRUST  
DATED MAY 3, 2006

By: IOWA STATE BANK  
Its: Co-Trustee

By: *Matt M. Spading*  
Name: *Matt M. Spading*  
Its: *Trust Officer*

STATE OF IOWA; COUNTY OF *Polk* ;

This record was acknowledged before me on *December 6* 2024, by *Matt Spading* as *Trust Officer* of Iowa State Bank, Co-Trustee of the Grewell Family Revocable Trust dated May 3, 2006.

*Leann Holmes*  
Signature of Notary Public

