

BK: 2024 PG: 524
Recorded: 3/12/2024 at 11:38:35.0 AM
Pages 2
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

SPACE ABOVE THIS LINE FOR RECORDER

Prepared by: Andrew B. Karas, 521 East Locust St., Suite 302, Des Moines, IA 50309, Phone: (515) 284-5001
Return to: Andrew B. Karas, 521 East Locust St., Suite 302, Des Moines, IA 50309
Tax Statements to: James and Linda Stalcup, 3216 Millstream Avenue, Lorimor, IA 50149

WARRANTY DEED

For the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, James Stalcup and Linda Stalcup, husband and wife, do hereby Convey to James W. Stalcup and Linda L. Stalcup, Trustees of the James and Linda Stalcup Living Trust dated March 8, 2024, the following described real estate in Madison County, Iowa:

Legal Description attached.

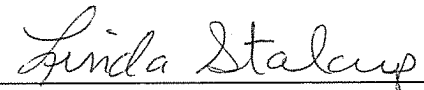
Transfer made for no actual consideration. Exempt from transfer tax and declaration of value, pursuant to Iowa Code Section 428.A.2(21).

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.

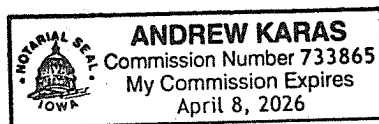
Dated: March 8, 2024


James Stalcup


Linda Stalcup

STATE OF IOWA, COUNTY OF POLK, SS:

On this March 8, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared James Stalcup and Linda Stalcup, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




Notary Public

LEGAL DESCRIPTION

The West Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-four (74) North Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-nine (29) and the South 10 Acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to easements, restrictions, and unpaid taxes of record.