

BK: 2024 PG: 799  
Recorded: 4/17/2024 at 8:13:41.0 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:** William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250,  
Phone: 515-523-2843

**Taxpayer Information:** Zebin Kester, 1799 Creamery Road , Dexter, IA 50070

**Return Document To:** Zebin Kester, 1799 Creamery Road , Dexter, IA 50070

**Grantors:** Marilyn J. Boyle, Trustee  
Robert L. Boyle Living Trust dated June 6, 2016

**Grantees:** Zebin Kester

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Marilyn J. Boyle, Trustee, of Robert L. Boyle Living Trust dated June 6, 2016, does hereby Convey to Zebin Kester, a single individual, the following described real estate in Madison County, Iowa:

A parcel of land in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as: Beginning at the Southeast corner of Section Seven (7), Township Seventy-six (76) North Range Twenty-nine (29), thence along the East line of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section, on an assumed bearing of N00°00'00" E a distance of 357.07 feet, thence N89°42'12" W 610.00 feet, thence S00°00'00" 357.07 feet to the South line of said Southeast Quarter (SE $\frac{1}{4}$ ), thence S89°42'12" E 610.00 feet to the point of beginning, containing 5.00 acres, more or less, including public road, and 4.631 acres, more or less, excluding public road, subject to and together with any and all easements, restrictions or covenants apparent or 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.

**This deed is exempt according to Iowa Code 428A.2(21).**

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.

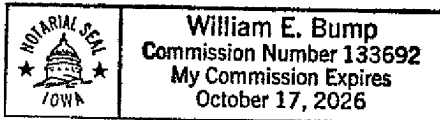
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 04.16.24 Robert L. Boyle Living Trust dated June 6, 2016

By Marilyn J. Boyle, Trustee  
Marilyn J. Boyle, Trustee

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on APRIL 16, 2024, by  
Marilyn J. Boyle, Trustee of the above-entitled trust.



William E. Bump  
Signature of Notary Public