



Document 2020 812

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Date 3/17/2020 Time 3:29:48PM

Rec Amt \$17.00 Aud Amt \$15.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:**

Emily Eisenlauer, 1415 28th St, STE 160 West Des Moines, Iowa 50266

Phone: (515) 727-0986

**Taxpayer Information:**

James M Cassady, 600 W Turner Street, Truro, IA 50257

**Return Document To:**

James M Cassady, 600 W Turner Street, Truro, IA 50257

**Grantors:**

James M Cassady, Brian P Cassady, and Cindi M Cassady, Trustees of the James and Sharon Cassady Irrevocable Trust dated August 31, 2012

**Grantees:**

Brian P Cassady, a single person

**Legal Description:** See Page 2

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



**TRUSTEE WARRANTY DEED  
(Inter-Vivos Trust)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, James M Cassady, Brian P Cassady, and Cindi M Cassady, Trustees of the James and Sharon Cassady Irrevocable Trust dated August 31, 2012 does hereby convey to Brian P Cassady, a single person, the following described real estate in Madison County, Iowa:

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

An undivided one-half interest in the following:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33); The Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-four (34), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to any easements of record, and;

VCW

The Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4); and the North 43.43 acres of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

VCW

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.

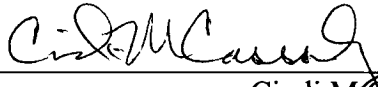
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 13, 2020.

James and Sharon Cassady Irrevocable Trust  
dated August 31, 2012

  
James M Cassady  
As Trustee of the above-entitled trust

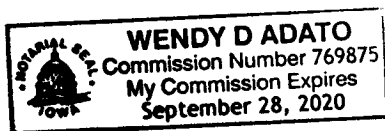
  
Brian P Cassady  
As Trustee of the above-entitled trust

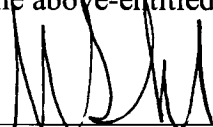
  
Cindi M Cassady  
As Trustee of the above-entitled trust

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

**STATE OF IOWA, COUNTY OF POLK**

This record was acknowledged before me on March 13, 2020, by James M Cassady, Brian P Cassady, and Cindi M Cassady as Trustees of the above-entitled trust.



  
Signature of Notary Public