

CONSIDERATION \$675,000.00



Document 2021 948

Book 2021 Page 948 Type 03 001 Pages 3

Date 3/09/2021 Time 1:49:05PM

Rec Amt \$17.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$1,079.20

ANNO

Rev Stamp# 91 DOV# 94

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

$\frac{1}{8}$

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

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Craig DeVries, 19014 R45 Highway, New Virginia, IA 50210

☒ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Nehring 2016 Revocable Trust

Grantees: Craig DeVries

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Six Hundred Seventy-Five Thousand Dollar(s) (\$675,000.00) and other valuable consideration, Stephen P. Nehring, Trustee of the Nehring 2016 Revocable Trust, does hereby Convey to Craig DeVries, the following described real estate in Madison County, Iowa:

See attached legal description

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.

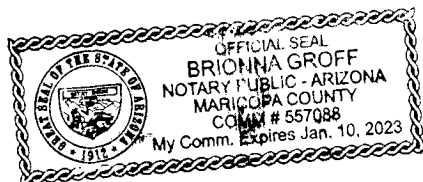
Dated: 02/09/2021

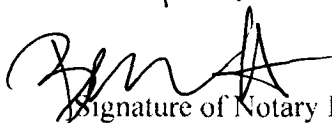
Nehring 2016 Revocable Trust

By 
Stephen P. Nehring, as Trustee

STATE OF Arizona COUNTY OF Maricopa

This record was acknowledged before me on 02/09/2021 by Stephen P. Nehring, as Trustee of the above-entitled trust.




Signature of Notary Public

The East Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said section Thirty-six (36), more particularly described as follows to-wit: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section Thirty-six (36), running thence North 85° 12' East 323 feet, thence South 3° 14' East 218.85 feet, thence South 82° 55' West 337 feet to a point 233 feet South of the point of beginning, thence North to the point of beginning, and containing 1.49 acres, more or less, exclusive of the present established highway,

AND

Parcel "B" located in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section one (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 39.75 acres, as shown in Plat of Survey filed in Book 2010, Page 1037 on May 6, 2010, in the Office of the Recorder of Madison County, Iowa.