



Document 2022 1761

Book 2022 Page 1761 Type 03 001 Pages 4

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Bradley W. Sweeney and Quendy S. Sweeney, Trustees, 3206 280th
Street, Truro, IA 50257

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Bradley W. Sweeney
Living Trust Dated October 14, 2015, and by Quendy S. Sweeney and Bradley W. Sweeney,
Trustees of the Quendy S. Sweeney Living Trust Dated October 14, 2015

Grantees: Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Bradley W. Sweeney
Living Trust Dated October 14, 2015, a one-half interest; and to Quendy S. Sweeney and
Bradley W. Sweeney, Trustees of the Quendy S. Sweeney Living Trust Dated October 14, 2015,
a one-half interest

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Bradley W. Sweeney Living Trust Dated October 14, 2015, and Quendy S. Sweeney and Bradley W. Sweeney, Trustees of the Quendy S. Sweeney Living Trust Dated October 14, 2015 grant to Bradley W. Sweeney and Quendy S. Sweeney, Trustees of the Bradley W. Sweeney Living Trust Dated October 14, 2015, a one-half interest, and grant to Quendy S. Sweeney and Bradley W. Sweeney, Trustees of the Quendy S. Sweeney Living Trust Dated October 14, 2015, a one-half interest in and to the following described real estate in Madison County, Iowa:

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

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.

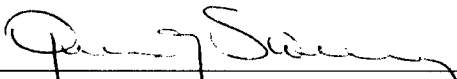
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 9, 2022

Bradley W. Sweeney Living Trust dated
October 14, 2015

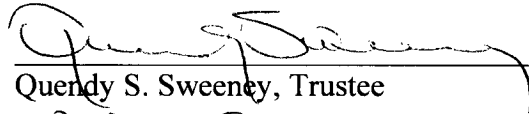


Bradley W. Sweeney, Trustee



Quendy S. Sweeney, Trustee

Quendy S. Sweeney Living Trust dated
October 14, 2015



Quendy S. Sweeney, Trustee


Bradley W. Sweeney, Trustee

STATE OF IOWA, COUNTY OF MADISON

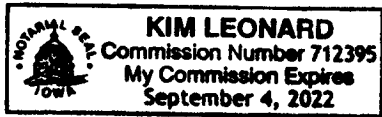
This record was acknowledged before me on June 9, 2022, by Bradley W. Sweeney, Trustee of the above-entitled trusts




Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 9, 2022, by Quendy S. Sweeney, Trustee of the above-entitled trusts




Signature of Notary Public

Parcel "B" in the Northwest fractional Quarter of the Northwest Quarter (NW frl. $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown by Plat filed July 7, 2004, in Book 2004, at Page 3171.

AND

The North Fractional Half (N frl. $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast fractional Quarter of the Northwest Quarter (NE frl. $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 10.090 acres, as shown in Plat of Survey filed in Book 2, Page 703 on July 9, 1996, in the Office of the Recorder of Madison County AND EXCEPT Parcel "B" located in the Northeast fractional Quarter of the Northwest Quarter (NE frl. $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 4.313 acres, as shown in Plat of Survey filed in Book 2004, Page 4766 on October 11, 2004 in the Office of the Recorder of Madison County AND EXCEPT Parcel "B" located in the Northwest fractional Quarter of the Northwest Quarter (NW frl. $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 12.507 acres, as shown in Plat of Survey filed in Book 2004, Page 3171 on July 7, 2004 in the Office of the Recorder of Madison County AND EXCEPT Parcel "C" located in the Northwest fractional Quarter of the Northwest Quarter (NW frl. $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, containing 3.001 acres, as shown in Plat of Survey filed in Book 2004, Page 5856 on December 13, 2004 in the Office of the Recorder of Madison County;