



Document 2022 3706

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Date 12/21/2022 Time 11:19:38AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$582.40

ANNO

Rev Stamp# 479 DOV# 469

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$364,185

**TRUSTEE WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:** David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309  
Phone: 515-246-4555

**Taxpayer Information:** Noah B. Hunter, P.O. Box 394, Earlham, IA 50072

**Return Document To:** David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

**Grantors:** William W. Hunter as Trustee of Keystone Revocable Trust dated December 18, 2007

**Grantees:** Noah B. Hunter

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2009 PG 2967



**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **William W. Hunter, as Trustee of Keystone Revocable Trust dated December 18, 2007**, does hereby Convey to Noah B. Hunter, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

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.

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.

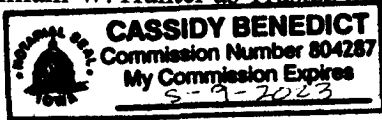
Dated: December 19, 2022

**Keystone Revocable Trust dated December 18, 2007**

By William W. Hunter  
William W. Hunter, as Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 19, 2022, by William W. Hunter as Trustee of the Keystone Revocable Trust dated December 18, 2007.



Cassidy Benedict  
Signature of Notary Public