

BK: 2023 PG: 1850
Recorded: 8/9/2023 at 9:58:02.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE DEED
Recorder's Cover Sheet

Preparer Information:

Michael W. O'Malley, 505 5th Ave., Suite 1050, Des Moines, IA 50309 (515) 243-8157

Taxpayer Information:

James Ryan Wolfe, 9323 117th Ave., Largo, Florida 33773

Return Address:

Michael W. O'Malley, 505 5th Ave., Suite 1050, Des Moines, IA 50309

Grantors:

Leonard L. Wolfe Revocable Trust dated November 13, 1996, as amended

Grantees:

James Ryan Wolfe

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE DEED

For Consideration of \$1.00 (One) dollar and other valuation consideration, James Ryan Wolfe, Trustee of the Leonard L. Wolfe Revocable Trust dated November 13, 1996, as amended (“Grantor”) does hereby convey to James Ryan Wolfe (“Grantee”), the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Two (2), Township 77N, Range 26 West of the 5th P.M., Madison County, Iowa;

And

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section two and the East Half of the Northeast Quarter of Section 3, all in Township 77N, Range 26W of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants, reservations and restrictions of record, if any.

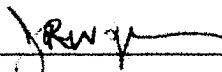
Exemption No. 21

The Grantor hereby covenants with Grantee, successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and/or convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above-stated.

The Grantor further states 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 Grantee 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.

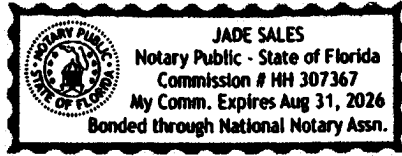
Words and phrases herein, including the acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Dated July 27, 2023.

By: 
James Ryan Wolfe, Trustee of the
Leonard L. Wolfe Revocable Trust
dated November 13, 1996,
as amended

STATE OF FLORIDA, COUNTY OF Pinellas

This record was acknowledged before me on July 27, 2023, by James Ryan Wolfe,
Trustee of the Leonard L. Wolfe Revocable Trust dated November 13, 1996, as amended.



Jade Sales
Signature of Notary Public