

**\$575,000.00**

**BK: 2023 PG: 2081**

**Recorded: 8/31/2023 at 8:20:26.0 AM**

**Pages 4**

**County Recording Fee: \$27.00**

**Iowa E-Filing Fee: \$3.00**

**Combined Fee: \$30.00**

**Revenue Tax: \$919.20**

**BRANDY L. MACUMBER, RECORDER**

**Madison County, Iowa**

**TRUSTEE'S WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Katherine McKain, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

**Taxpayer Information:** (name and complete address)

James Bell, et. al., 3271 130<sup>th</sup> Street, Cumming, IA 50061

**Return Document To:** (name and complete address)

Katherine McKain, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

**Grantor:**

Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust

6023 N Waterbury Road

Des Moines, IA 50312

**Grantee:**

James Bell, Dennis Bell, and Karen Bell Reilly

**Previously Recorded Document Information:** N/A.

**Legal Description:** See Exhibit "A".

**TRUSTEE'S WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust ("Grantor"), does hereby convey to James Bell, an undivided 1/3 interest; Dennis Bell, an undivided 1/3 interest; and Karen Bell Reilly, an undivided 1/3 interest, as tenants in common (collectively, "Grantee"), all of its right, title, and interest in that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

**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.**

Grantor hereby covenants with Grantee, 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 undersigned, on behalf of Grantor, further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such 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, and as masculine or feminine gender, according to the context.

Dated: August 30, 2023.

[Signature Pages Follow]

**GRANTOR:**

Mary Ann Blackman Wallace Revocable Trust

By: Mary Ann Wallace  
Mary Ann Wallace, Trustee

STATE OF Iowa )  
) SS:  
COUNTY OF Polk )

This record was acknowledged before me on August 23, 2023, by Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust.

Paul E. Carey  
NOTARY PUBLIC IN AND FOR SAID STATE

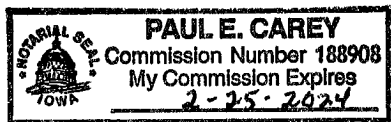


Exhibit "A"  
[Legal description – the Real Estate]

The West Three-fourths of the Northwest Quarter of Section 14, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "O" located in that part of the West Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 14 and the East Half of the Southeast Quarter of Section 15, all in Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in that Corrected Plat of Survey, filed of record in the Office of the Madison County Recorder on April 25, 2023, in Book 2023, at Page 838.