

BK: 2023 PG: 223
Recorded: 2/8/2023 at 2:01:06.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jenna K. Lain, P.O. Box 386, Corydon, IA 50060, Phone: 641-872-1304

Taxpayer Information: Steven L. McClallen and Martha L. McClallen, Trustees, 1187 County Road 700 N., Eureka, IL 61530

Return Document To: Jenna K. Lain, P.O. Box 386, Corydon, IA 50060

Grantors: Steven L. McClallen as Trustee of the Steven L. McClallen Revocable Trust under declaration of trust dated January 27, 2011

Grantees: Steven L. McClallen as Trustee of the Steven L. McClallen Revocable Trust dated January 27, 2011 and Martha L. McClallen as Trustee of the Martha L. McClallen Revocable Trust dated January 27, 2011

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, Steven L. McClallen, Trustee of Steven L. McClallen Revocable Trust under declaration of trust dated January 27, 2011, does hereby Convey to Steven L. McClallen as Trustee of The Steven L. McClallen Revocable Trust dated January 27, 2011 and Martha L. McClallen as Trustee of the Martha L. McClallen Revocable Trust dated January 27, 2011, the following described real estate in Madison County, Iowa:

The West Fractional Half (½) of the Southwest Quarter (1/4) of Section 31, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, except that part thereof conveyed for road purposes, AND EXCEPT Parcels "A" and "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 31, as shown in Plat of Survey filed in Book 2, Page 427 on December 16, 1993, in the Office of the Recorder of 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.

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

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: 2-3-2023.

Steven L. McClallen Revocable Trust under
declaration of trust dated January 27, 2011

By Steven L. McClallen, Trustee
Steven L. McClallen, as Trustee

STATE OF Florida, COUNTY OF Sarasota

This record was acknowledged before me on Feb 3, 2023, by Steven L. McClallen, Trustee of Steven L. McClallen Revocable Trust under declaration of trust dated January 27, 2011.



Judy Borchardt
Signature of Notary Public