BK: 2023 PG: 2461

Recorded: 10/5/2023 at 1:58:16.0 PM

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County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

This Document Prepared By: Brian Williams
Creative Planning Legal, P.A.
5454 W. 110th Street
Overland Park, Kansas 66211
913 327 9455

After Recording, Mail To: Rebecca Perez Creative Planning Legal, P.A. 5454 W. 110th Street Overland Park, Kansas 66211 Mail Tax Statements To: Cheryl A. Flaskerud 1741 Pitzer Road Earlham, IA 50072

WARRANTY DEED

THIS DEED is made and entered into this 3 | day of August, 2023, by and between CHERYL A. FLASKERUD, a single woman, Grantor of Madison County, State of Iowa, and CHERYL A. FLASKERUD, as trustee of the CHERYL A. FLASKERUD REVOCABLE TRUST dated 8/31, 2023, Grantee, of Madison County, State of Iowa.

Grantee's mailing address: 1741 Pitzer Road, Earlham, Iowa 50072

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Madison, State of Iowa, to-wit:

Parcel "C" located in the Southeast Quarter of the Northeast Quarter of Section 9, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 5.126 acres, as shown in Plat of Survey filed in Book 2013, Page 2245 on July 30, 2013, in the Office of the Recorder of Madison County, Iowa.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

Chery C. Flaskorus CHERYL A. FLASKERUD

STATE OF IOWA)
COUNTY OF POLK) SS:)
On this <u>31</u> day of <u>august</u> , 20 <u>23</u> , before me personally appeared Cheryl A. Flaskerud, to me known to be the person who executed the foregoing instrument and acknowledged the execution of the same as their free act and deed.	
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in how written. I lowa, the day and year first above written.	
Commission Number 731450	In Schielte
My Commission Expires	Notary Rublic/

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