



Document 2023 2466

Book 2023 Page 2466 Type 03 001 Pages 2  
 Date 10/06/2023 Time 9:59:08AM  
 Rec Amt \$12.00 Aud Amt \$10.00  
 Rev Transfer Tax \$1.119.20  
 Rev Stamp# 352 DOV# 351

INDX  
 ANNO  
 SCAN

BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA

CHEK

\$700,000

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

COURTLAND SMITH AND EMILY E. SMITH, 1948 Nature Trail, Winterset, Iowa 50273 *Cash 143207 min* File #ISS (dmf)

$\frac{2}{3}$

## SPECIAL TRUSTEE'S WARRANTY DEED

**Legal:** The Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 21, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 586 on May 31, 2000, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located therein, containing 0.12 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1409 on May 7, 2018 in the Office of the Recorder of Madison County, Iowa, AND all that part of the Northeast Quarter of the Southeast Quarter (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) lying East of the public highway as now located across said 40-acre tract; in Section 20, ALL in Township 76 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa

**Address:** 1948 Nature Trail, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Members Trust Company, Successor Trustee of the Gregory J. Clarke 2011 Exempt Trust Under Agreement Dated December 1, 2011**, does hereby convey the above-described real estate to **Courtland Smith and Emily E. Smith, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

This transaction is exempt from the requirement to submit a groundwater hazard statement pursuant to Iowa Code § 455B.172(11)(a)(3) – transfer from a trust.

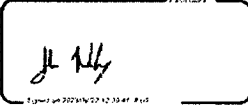
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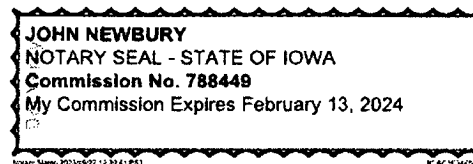


**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under the Grantor, but not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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

<p>STATE OF <u>Iowa</u> ) COUNTY OF <u>Polk</u> ) SS:</p> <p>On this <u>22</u> day of <u>September</u>, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Carla Hughes</b>, to me known, and who being by me duly sworn, did say that the person is the <b>Vice President and Trust Officer</b> of said <b>Members Trust Company</b>; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation, as Trustee, by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, of the Trust, and of the Trustee.</p> <div style="text-align: center;"></div> <p>_____ Notary Public in and for said State</p>	<p>Dated: <u>September 22nd</u>, 2023</p> <p><b>MEMBERS TRUST COMPANY AS SUCCESSOR TRUSTEE OF THE GREGORY J. CLARKE 2011 EXEMPT TRUST UNDER AGREEMENT DATED DECEMBER 1, 2011 TRUST</b> by:</p> <div style="text-align: center;"><div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;"><b>Carla Hughes, VP - Trust Officer</b></div> _____ <b>Carla Hughes VICE PRESIDENT AND TRUST OFFICER</b></div>
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Notarial act performed by audio-visual communication

ABENDROTH RUSSELL BARNETT LAW FIRM

