



Document 2024 1140

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$427.20
Rev Stamp# 146 DOV# 152

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$267,500

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Robert Dale Caskey and Marvel Ellen Caskey, 430 N.E. Plum Avenue, Earlham, IA 50072

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912

FID149849.MDK



TRUSTEE WARRANTY DEED

For the consideration of -----Two Hundred Sixty-Seven Thousand Five Hundred Dollar(s)- ---- and other valuable consideration, Mildred Evelyne Ahnen as Trustee of the Mildred Evelyne Ahnen Family Trust under Trust Agreement dated September 1, 2020, does hereby Convey to Robert Dale Caskey and Marvel Ellen Caskey, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 380 feet East and 440 feet South of the center of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 150 feet, thence South 156.15 feet, thence West 150 feet, thence North 156.38 feet to the point of beginning.



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.

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 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: May 23, 2024.

Mildred Evelyne Ahnen Family Trust under
Trust Agreement dated September 1, 2020

By Mildred Evelyne Ahnen
Mildred Evelyne Ahnen, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 23, 2024, by Mildred Evelyne Ahnen as Trustee of the Mildred Evelyne Ahnen Family Trust under Trust Agreement dated September 1, 2020.



Sarah M. Cowman
Signature of Notary Public