



Document 2024 1429

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**TRUSTEE SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Clayton Dean Hayden and Rebekah L. Hayden, 30 Butterfield Stage
Road, Olean, MO 65064

Return Document To: Clayton Dean Hayden, 30 Butterfield Stage Road, Olean, MO 65064

Grantors: Clayton D. Hayden and Carla Kay May as co-trustees of the Carroll D. Hayden
Revocable Trust

Grantees: Clayton Dean Hayden and Rebekah L. Hayden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Clayton D. Hayden and Carla Kay May, Co-Trustees of the Carroll D. Hayden Revocable Trust, does hereby Convey to Clayton Dean Hayden and Rebekah L. Hayden, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

All that part of the Northwest Quarter of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South and West of the county highway known as G50; and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), except Parcel DD as shown in the Plat of Survey of that part of the South Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, recorded May 7, 2024, in Book 2024, Page 981 of the Recorder's Office 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(22).

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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: _____.

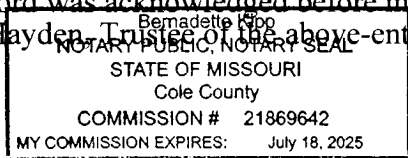
Carroll D. Hayden Revocable Trust

By Clayton D. Hayden, as Trustee
Clayton D. Hayden, as Trustee

By Carla Kay May, as Trustee
Carla Kay May, as Trustee

STATE OF MISSOURI, COUNTY OF Cole

This record was acknowledged before me on June 10th, 2024,
by Clayton D. Hayden, Trustee of the above-entitled trust.



Bernadette Kipp
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 17, 2024,
by Carla Kay May, Trustee of the above-entitled trust.

Jerrold B. Oliver
Signature of Notary Public

