

**\$67,894.00**

BK: 2024 PG: 2882

Recorded: 11/27/2024 at 10:48:53.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$108.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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

**Preparer Information:** Steven C. Despotovich, Wilson, Deege, Despotovich, Riemenschneider & Rittgers, PLC, 4200 University Avenue, Suite 424, West Des Moines, IA 50266;  
(515) 327-1000

**Taxpayer Information:** Randall D. Golay II, 2847 - 260th St., St. Charles, IA 50240

**Return Document To:** Randall D. Golay II, 2847 - 260th St., St. Charles, IA 50240

**Grantors:** Betty J. Golay as Trustee of Randall D. Golay Residuary Trust

**Grantees:** Randall D. Golay II

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2014 Page 1156



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Betty J. Golay, Trustee of Randall D. Golay Residuary Trust, does hereby Convey to Randall D. Golay II, the following described real estate in Madison County, Iowa:

Parcel "J" a part of Parcel "B" in the East 60 acres of the North Half of the Northeast Quarter of Section 30, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

This deed is given and accepted in complete fulfillment of the contract for the sale of the above-described property dated May 14, 2014 and filed for record on May 16, 2014 in the office of the Recorder of Madison County, Iowa, in Book 2014 at Page 1156.

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: 11-29-24, 2024.

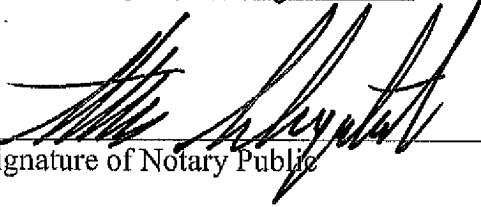
Randall D. Golay Residuary Trust

By Betty J. Golay  
Betty J. Golay, as Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 27, 2024, by  
Betty J. Golay, Trustee of the above-entitled trust.



  
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Signature of Notary Public