

BK: 2025 PG: 1597
Recorded: 6/23/2025 at 1:24:24.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$421.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

John P. and Kimberly S. Patience
1984 – 152nd Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Glen Stanley Trust

Grantees:

John P. Patience
Kimberly S. Patience

Legal Description: See Page 2

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa (515) 758-2267

Individual's Name

Street Address

City

Phone

Address Tax Statement : John P. & Kimberly S. Patience
1984 - 152nd Street
Earlham, Iowa 50072SPACE ABOVE THIS LINE
FOR RECORDER**TRUSTEE WARRANTY DEED**
(Inter Vivos Trust)For the consideration of ----Two Hundred Sixty-four Thousand
Dollar(s) and other valuable consideration,

Marie Stanley and Ann Marie Epperson

(Trustees) (Co-Trustees) of the GLEN STANLEY TRUST

does hereby convey to

JOHN P. PATIENCE and KIMBERLY S. PATIENCE, husband and wife, as joint tenants with full rights of
survivorship, and not as tenants in common,

the following described real estate in _____ Madison _____ County, Iowa:

The Southeast Quarter (SE¼) of Section 36, Township 77 North, Range 29 West of the 5th P.M., Madison
County, Iowa.

This deed is released from escrow and is delivered to the grantees in fulfillment of a real estate contract
recorded in Book 2004, Page 2457, in the Office of the Recorder of Madison County, Iowa. Inasmuch as
this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and
groundwater hazard statement filing requirements.

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 this 24th day of May, 2004.

Glen Stanley Trust

By: Marie Stanley (title)

By: Ann Marie Epperson (title)

As Trustee (Co-Trustee) of
the above-entitled trustAs (Trustee) (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 24, 2004, by
Marie Stanley and Ann Marie Epperson as [Trustee] [Co-Trustee] of the
above-entitled trust.

Samuel H. Braland

Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability
arising out of the warranties contained herein.