



Document 2018 2491

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

David Aaron Nuzum, 2954 260th Street, St. Charles, IA 50270

☒ **Return Document To:** (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Carolyn Taylor, Trustee of the
Corleen A. Hayden Trust under
Trust Agreement dated September 5, 2002

Grantees:

David Aaron Nuzum

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of Trust Distribution----- Dollar(s) and
other valuable consideration, Carolyn Taylor,
(Trustee) (XXXXXX)
of the Corleen A. Hayden Trust under Trust Agreement dated September 5, 2002,
does hereby convey to David Aaron Nuzum,

the following described
real estate in MADISON County, Iowa: A parcel of land described as commencing at the Southeast
Corner of the Northwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which is the Point of Beginning; thence N 66°53'
W 980.6 feet; thence N 00°07' W 854.2 feet to the North line of the Southeast Quarter (1/4) of the Northwest
Quarter (1/4) of said Section Twenty-nine (29); thence N 85°10' E along said North line 907.0 feet to the East
line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-nine (29); thence south
00°00' to the Point of Beginning, containing 22.4829 Acres including 0.9037 Acres of County Road
Right-of-Way.

This conveyance is without actual consideration and is exempt from transfer tax under Iowa Code Section
428A.2(21).

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 July 25, 2018.

Carolyn Taylor
As (Trustee) (XXXXXX) of
the above-entitled trust

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

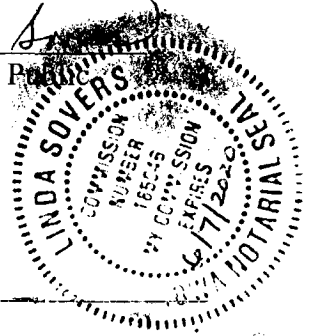
Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF JOHNSON

This record was acknowledged before me on July 25, 2018, by Carolyn Taylor

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Linda Soyers
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

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

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

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

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

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

Signature of Notary Public