



Document 2020 134

Book 2020 Page 134 Type 03 001 Pages 4

Date 1/14/2020 Time 8:01:46AM

Rec Amt \$22.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Linda Mae Smith
1786 Elmwood Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Mary Louise Frey Family Trust

Grantees:

Linda Mae Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, Linda Mae Smith and Michael Harold Frey ~~(Trustee)~~ (Co-Trustees) of the MARY LOUISE FREY FAMILY TRUST dated August 28, 2018 does hereby convey to LINDA MAE SMITH the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

Monetary consideration is less than \$500; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

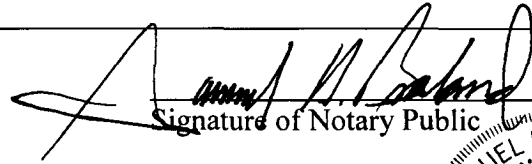
Dated January 13, 2020.

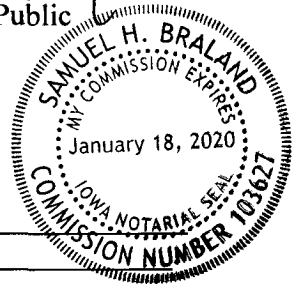
Linda Mae Smith
Linda Mae Smith
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust
Michael Harold Frey
Michael Harold Frey
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 13, 2020, by Linda Mae Smith and Michael Harold Frey
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 ~~(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

Exhibit "A"

An undivided one-half interest in and to:

The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 23 in Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, excepting therefrom the following: Beginning at the Northwest Corner of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 23, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South $0^{\circ}00'$ West 430.0 feet along the West line of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 23; thence South $89^{\circ}08'$ East 433.63 feet; thence North $0^{\circ}27'$ East 430.0 feet to the North line of the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 23; thence North $89^{\circ}08'$ West 437.0 feet to the point of beginning, containing 4.3 acres more or less and subject to the existing road right-of-way.