



Document 2020 135

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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)

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

**Taxpayer Information:** (Name and complete address)

Michael Harold Frey  
1365 Earlham Road  
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:**

Michael Harold Frey

**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 MICHAEL HAROLD FREY 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

\_\_\_\_\_

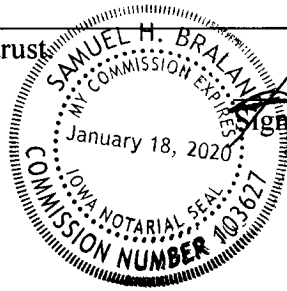
*Michael Harold Frey*

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]  
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"**

(a) An undivided one-half interest in and to:

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

(b) An undivided one-half interest in and to:

The East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

(c) An undivided one-half interest in and to:

The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 24, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.