

Document 2020 1585

Book 2020 Page 1585 Type 03 001 Pages 2 Date 5/11/2020 Time 10:14:21AM Rec Amt \$12.00 Aud Amt \$10.00 IND)

INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

ROBERTA J. BRIGHTMAN, 17130 Mourning Dove Drive, Earlham, Iowa 50072

File #MAC (rfb)

TRUSTEE'S WARRANTY DEED

Legal:

An undivided one-quarter interest in and to:

The North Fractional Half of the Northeast Quarter (N ½ N E ½) of Section 2, Township 74 North, Range 29, West of the 5th P.M., and the South Half of the Southeast Quarter (S ½ SE ½) of Section 35. Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter (SW ½ SE ½) and in the Southeast Quarter of the Southeast Quarter (SE ½ SE ½) of said Section 35, containing 11.14 acres, as shown in Plat of Survey filed December 24, 2003 in Book 2003, Page 7490 of the Office of the Recorder of Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Mary Ann Gabbert Franzke, as Trustee of the Mary Ann Gabbert Franzke 2006 Trust, does hereby convey the above-described real estate to Roberta J. Brightman, Trustee of the Roberta J. Brightman Revocable Trust.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

| STATE OF Trust) SS: COUNTY OF Berger On thisS day of | Dated: May 5, , 2020 Mary Cum Jabbut Franske, Mary Ann Gabbert Franzke, As Trustee of the Mary Ann Gabbert Franzke 2006 Trust |
|--|--|
| Notary Public in and for said State | |

