

BK: 2020 PG: 3167
Recorded: 8/26/2020 at 11:59:02.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

After recording return to: Preparer

Prepared by: Meredith C. Nerem, 615 Story St., P.O. Box 219, Boone, IA 50036-0219 (515) 432-4510

Send Tax Statement to: Edmond R. Bacon III, 1837 231st Road, Boone, IA 50036

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE'S DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Edmond R. Bacon, III in his representative capacity as Trustee of the Helen P. Bacon Revocable Trust, does hereby Convey to Edmond R. Bacon, III the following described real estate in Madison County, Iowa:

The Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) of the Southeast Fractional Quarter (SE Fr. $\frac{1}{4}$) in Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.N., Madison County, Iowa.

Exemption #21 - no actual consideration

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

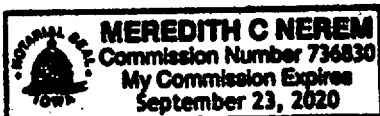
Dated this 20th day of August, 2020.

HELEN P. BACON REVOCABLE TRUST

By Edmond R. Bacon III Trustee
Edmond R. Bacon, III, Trustee

STATE OF IOWA, COUNTY OF BOONE, ss:

This record was acknowledged before me on 20th day of August, 2020 by Edmond R. Bacon, III as Trustee of Helen P. Bacon Revocable Trust.



Meredith C Nerem
Notary Public