

BK: 2021 PG: 1100
Recorded: 3/17/2021 at 2:22:44.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,079.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Justin E. Hayes, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (FSBO688)
Return To: Gregory B. Grinstead, 3398 130th Street, Cumming, IA 50061
Taxpayer Information: Gregory B. Grinstead, 3398 130th Street, Cumming, IA 50061

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Holly R. Rice, Trustee of the Holly R. Rice Revocable Trust dated December 20, 2017**, does hereby convey to **Gregory B. Grinstead and Michelle M. Grinstead, ~~XXXXXXXXXXXX~~** the following described real estate in Polk County, Iowa: ***as joint tenants with full rights of survivorship and not as tenants in common**

See Addendum 1

Subject to all covenants, restrictions and easements of record.

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: February 25, 2021

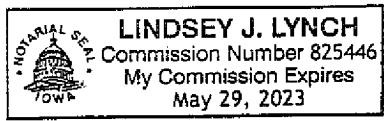
Holly R. Rice, Trustee of the Holly R. Rice Revocable Trust dated December 20, 2017.

By: Holly R. Rice, Trustee
Holly R. Rice, Trustee

STATE OF IOWA)
COUNTY OF POIK) ss:

This record was acknowledged before me on February 25, 2021, by Holly R. Rice, Trustee of the Holly R. Rice Revocable Trust dated December 20, 2017.

Lindsey J. Lynch
Notary Public in and for said State



Addendum 1

Parcel "H" located in the Northeast Fraction Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.323 acres, as shown in Plat of Survey filed in Book 2012, Page 1668 on June 7, 2012, in the Office of the Recorder of Madison County, Iowa