

CONSIDERATION \$608,000

BK: 2021 PG: 1952
Recorded: 5/13/2021 at 8:47:07.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$21.54
Combined Fee: \$43.54
Revenue Tax: \$972.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Nathan A Russell, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Taxpayer Information:

Carl Tessmer and Sara Tessmer, 1840 137th Lane, Earlham, IA 50072

Return Document To:

Carl Tessmer and Sara Tessmer, 1840 137th Lane, Earlham, IA 50072

Grantors:

Kenneth R. Young and Florence E. Young, Trustees

Grantees:

Carl Tessmer and Sara Tessmer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of one dollar(s) and other valuable consideration, Kenneth R. Young and Florence E. Young, Trustees of the Young Family Revocable Living Trust dated March 27, 2006, do hereby convey to Carl Tessmer and Sara Tessmer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See Exhibit "A".

Each Trustee hereby covenants with Grantees, and successors in interest, that Trustees hold the real estate by title in fee simple; that Trustees 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 Trustees covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Trustees further warrant to the Grantees all of the following: that the Trust pursuant to which the transfer is made is duly executed and in existence; that the persons creating the Trust were under no disability or infirmity at the time the Trust was created; that the transfer by each Trustee to the Grantees is effective and rightful; and that the Trustees know of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

Dated: May 11, 2021

Young Family Revocable Living Trust
dated March 27, 2006

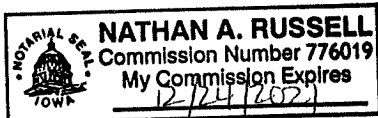
By: Kenneth R. Young
Kenneth R. Young, Trustee

Young Family Revocable Living Trust
dated March 27, 2006

By: Florence E. Young
Florence E. Young, Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 11, 2021, by Kenneth R. Young and Florence E. Young, Trustees of the Young Family Revocable Living Trust dated March 27, 2006.



Nathan A. Russell
Signature of Notary Public

EXHIBIT "A"

The Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a right-of-way 20 feet wide off the North side of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23); AND EXCEPT a tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23) and more particularly described as follows, to wit:

Commencing at a point 658.94 feet West of Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23), and on the North line thereof, thence continuing North $89^{\circ}46'$ West 656.06 feet to the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23), thence South 1,329.75 feet to the Southwest corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence North $89^{\circ}55'$ East 656.06 feet along the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest (SW $\frac{1}{4}$), thence North 1,326.13 feet to the point of beginning, containing 20 acres.