

BK: 2021 PG: 2428
Recorded: 6/14/2021 at 8:15:18.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Record and Return To:
Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Prepared by:
Dean Hoag, Esq.
7362 West 162nd Terrace
Overland Park, KS 66085
402-326-9130
Iowa Bar ID: 5540

Order No.: 68850144 - 6777500

TRUSTEE DEED
(Inter Vivos Trust)

Exempt from transfer tax pursuant to Iowa Code 428A.2(21).

For the consideration of One and No/100 Dollar (\$1.00), **THE RICHARD FREEDMAN REVOCABLE TRUST, RICHARD FREEDMAN and ILANA FREEDMAN, Trustees Dated 10/16/2013**, whose address is 2672 Quail Ridge Avenue, Peru, IA 50222, Grantor, hereby quitclaims to **RICHARD N. FREEDMAN**, a married man, whose address is 2672 Quail Ridge Avenue, Peru, IA 50222, Grantee, all the interest in the following tract of real estate located in Madison County, Iowa:

Parcel "C" in the Southeast Quarter of Section 26, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the center of Section 26, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence South 00°17'56" West 971.69 feet along the West line of the Southeast Quarter of said Section 26 to the Point of Beginning; thence South 89°55'05" East 700.02 feet thence South 00°17'56" West 618.70 feet; thence South 88°50'41" West 700.24 feet to a point on the West line of said Southeast Quarter; thence N 00°17'56" East 633.82 feet to the Point of Beginning, containing 10.06 acres including 0.48 acres of County Road right-ofway.

Subject to easements, restrictions, reservations, covenants, and conditions of record.

Parcel ID Number: 520102686001000

Commonly known as: 2672 Quail Ridge Avenue, Peru, IA 50222

The grantor warrants to the grantee 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.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated this 28th day of January, 20 21.

GRANTOR:

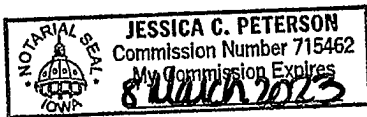
*The Richard Freedman Revocable Trust
Richard Freedman and Ilana Freedman, Trustees*

**THE RICHARD FREEDMAN
REVOCABLE TRUST,
RICHARD FREEDMAN and
ILANA FREEDMAN, Trustees
Dated 10/16/2013**

STATE OF Iowa

COUNTY OF Madison

On this 28th day of January, 20 21, before me, Notary Public, personally appeared **THE RICHARD FREEDMAN REVOCABLE TRUST, RICHARD FREEDMAN and ILANA FREEDMAN, Trustees Dated 10/16/2013**, who acknowledged to me his/her/their execution of the foregoing instrument.



Jessica C Peterson
Notary Public
Madison County,
My commission expires: 8 March 2013