

CONSIDERATION \$142,000

BK: 2021 PG: 3203
Recorded: 8/2/2021 at 10:19:21.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$226.40
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Hunter R. Black. 1110 West South Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: David G. Freligh as Trustee of the of Freligh Family Trust Under Agreement dated
November 10, 2004

Grantees: Hunter R. Black

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Forty-Two Thousand Dollar(s) and other valuable consideration, David G. Freligh, Trustee of the Freligh Family Trust Under Agreement dated November 10, 2004, do hereby Convey to Hunter R. Black, a single person, the following described real estate in Madison County, Iowa:

Lot Six (6) of the First Plat of Honor's Acres Addition to the Town of Winterset, Madison County, Iowa.

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: 7-30-2021

Freligh Family Trust under Agreement dated November 10, 2004

By [Signature] as Trustee
David G. Freligh, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7.30.21, by David G. Freligh, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public