

CONSIDERATION \$176,500.00

**BK: 2021 PG: 3886
Recorded: 9/16/2021 at 8:37:12.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$8.57
Combined Fee: \$25.57
Revenue Tax: \$281.60
LISA SMITH RECORDER
Madison County, Iowa**

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309
Phone: (515) 288-2500

Taxpayer Information:

Laura Dawn Brimm and Brandon James Brimm, P.O. Box 147, Macksburg, IA 50155

Return Address

Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309

Grantors:

Max J. and Mary Jo Tucker Trust dated February 10, 2009

Grantees:

Laura Dawn Brimm and Brandon James Brimm

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, **Gregory L. Tucker and Renee S. Tucker, Trustee of Max J. and Mary Jo Tucker Trust dated February 10, 2009**, does hereby convey to **Laura Dawn Brimm and Brandon James Brimm**, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate in Madison County, Iowa:

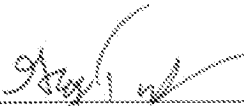
The Fractional Southwest Quarter of the Northwest Quarter (fri. SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 18, Township 74 N., Range 29 W. of the 5th P.M., Madison County, Iowa.

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.

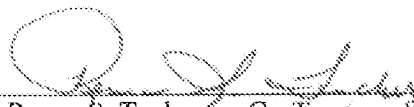
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 14, 2021.



Gregory L. Tucker, as Co-Trustee of the above-entitled Trust

Dated: September 11, 2021.



Renee S. Tucker, as Co-Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF Polk _____:

This record was acknowledged before me on September 14, 2021 by Gregory L. Tucker and Renee S. Tucker, as Trustees of the above-entitled Trust.



Signature of Notary Public

