



Document 2021 4481

Book 2021 Page 4481 Type 03 001 Pages 2

Date 10/27/2021 Time 11:54:00AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$855.20

ANNO

Rev Stamp# 559 DOV# 552

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$535,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7726ESP)

Return To: Queck Capital Management, LLC, 3161 SE 22ND ST., DES MOINES, IA, 50320

Taxpayer Information: Queck Capital Management, LLC, 3161 SE 22ND ST., DES MOINES, IA, 50320

117226

TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, the **Betty C. Baker Revocable Trust dated April 9, 2018**, does hereby convey to **Queck Capital Management, LLC, a Limited Liability Company**, organized and existing under the laws of the State of Iowa, the following described real estate:

The East Half (E 1/2) of Lot Sixteen (16) of Eivins Addition-Plat 2, in the Town of Earlham, Madison County, Iowa.

AND

The West Half (W 1/2) of Lot Sixteen (16) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa.

AND

The East Half (E 1/2) of Lot Seventeen (17) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa.

AND

The West Half (W 1/2) of Lot Seventeen (17) of Eivins Addition-Plat Two, in

the Town of Earlham, Madison County, Iowa.

AND

**Lot Eighteen (18) of Eivins Addition, Plat Two (2), in the Town of Earlham,
Madison County, Iowa.**

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.

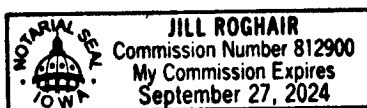
Dated: 10-21-2021

Betty C. Baker Revocable Trust

By: Betty C. Baker, Trustee
Betty C. Baker, Trustee

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 10-21-2021, by
Betty C. Baker, as Trustee of the Betty C. Baker Revocable Trust dated April 9, 2018.



Jill Roghair
Notary Public in and for said State