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INDX **ANNO SCAN**

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

\$555,000

Preparer: David L. Wiederstein, Otto, Lorence & Wiederstein, P.L.L.C., 520 Chestnut Street, Atlantic, IA 50022, (712) 243-5406 Exeturn document to: Otto, Lorence & Wiederstein, P.L.L.C., 520 Chestnut Street, Atlantic, IA 50022; (712) 243-5406

Tax Statement Information: Michael L. Thompson and Teresa Thompson, 1360 290th St., Macksburg, IA 50155



TRUSTEE'S WARRANTY DEED (Inter-Vivos Trust)

For the consideration of One Dollar and other valuable consideration, Duane Hilyard and Louise Hilyard, Trustees of the Duane and Louise Hilyard Trust dated March 12, 2015, do hereby convey to Michael L. Thompson and Teresa Thompson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

> The East Half (%) of the Northeast Quarter (%) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (%) of the Northeast Quarter (%) of said Section Ten (10), containing 4.247 acres, as shown in Plat of Survey filed in Book 3, Page 136 on September 30, 1997, in the Office of the Recorder of 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: 11-22-2021

STATE OF IOWA

: ss.

COUNTY OF CASS

On this 22 day of November, 19821, before me, the undersigned, a Notary Public in and for the State of Town, personally appeared Duane Hilyard, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Notary Public

Duane and Louise Hilyard Trust dated March 12, 2015 (Grantor)

Ru:

Duane Hilvard, Trustee

DAVID WIEDERSTEIN
Commission Number 750114
My Commission Expires
November 29, 2022

STATE OF IOWA

SS.

COUNTY OF CASS

On this 22 day of November, 2021, before me, the undersigned, a Notary Public in and for the State of lowa, personally appeared Louise Hilyard, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Notary Public

Duane and Louise Hilyard Trust dated March 12, 2015 (Grantor)

DAVID WIEDERSTEIN
Commission Number 750114
My Commission Expires
November 29, 2022