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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$887.20

ANNO

Rev Stamp# 608 DOV# 599

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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

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

$\frac{1}{4}$

**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 ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) 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 ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 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

