



Document 2021 507

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,496.80

Rev Stamp# 49 DOV# 54

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

L1N101485

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7032ESP)

 **Return To:** Fredrick H. Lindsay Jr. and Michelle Rae Lindsay, 2057 105th St., Earlham, IA 50072

Taxpayer Information: Fredrick H. Lindsay Jr. and Michelle Rae Lindsay, 2057 105th St., Earlham, IA 50072

$\frac{2}{6}$ \$936,000

TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, the **JULIA A. ROBERSON BISHOP REVOCABLE TRUST** dated November 25, 2013, does hereby convey to **Fredrick H. Lindsay Jr. and Michelle Rae Lindsay, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "C", located therein, containing 13.10 acres, as shown in Plat of Survey filed in Book 3, Page 79 on August 4, 1997 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 6.00 acres, as shown in Plat of Survey filed in Book 2, Page 568 on May 10, 1995, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B", located therein, containing 0.81 acres, as shown in Plat of Survey filed in Book 3, Page 83 on August 12, 1997, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D", located therein, containing 5.29 acres, as shown in Plat of Survey filed in Book 2014, Page 855 on April 14, 2014, in the Office of the Recorder of 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: 1/11/2021

JULIA A. ROBERSON BISHOP
REVOCABLE TRUST

By: *Julia A. Roberson Bishop*
Julia A. Roberson Bishop, Trustee

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on 1/11/2021, by
Julia A. Roberson Bishop as Trustee of the JULIA A. ROBERSON BISHOP REVOCABLE
TRUST.



Robin M. von Gillern
Notary Public in and for said State