

Document 2022 1048

Book 2022 Page 1048 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Preparer Information: William R. Gustoff, 521 East Locust Street, Suite 302, Des Moines, Iowa 50302; Phone: (515) 284-5001

Taxpayer Information: Cathy Frisch, 301 W. 2nd Avenue, Indianola, Iowa 50125

Return Document To: William R. Gustoff, 521 East Locust Street, Suite 302, Des Moines, Iowa 50302

Grantors: Cathy Frisch, Trustee

Grantees: Cathy Frisch

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2015 1516

**CORRECTIVE
TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

**This Deed is filed to correct the notary block of that certain
Trustee Warranty Deed recorded on June 2, 2015,
at Book 2015, Page 1516 of the records of Madison County, Iowa.**

For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Cathy Frisch, Trustee of the Delores J. Edwards Living Trust does hereby convey to Cathy Frisch, a single person the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16) and the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), all in Township Seventy-Four North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.


This deed is exempt according to Iowa Code 428A.2(20).

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.

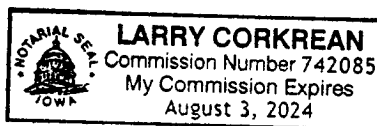
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

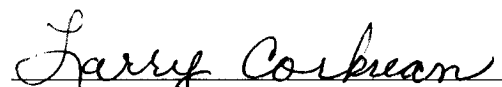
Dated: March 31, 2022.

By: 
Cathy Frisch, Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 31, 2022 by Cathy Frisch.




Signature of Notary Public