

BK: 2022 PG: 1718
Recorded: 6/8/2022 at 8:27:57.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,999.20
LISA SMITH RECORDER
Madison County, Iowa

Return To: Jacob John Lupkes, 2179 Page Street, Osceola, IA 50213
Taxpayer: Jacob John Lupkes and McKenna Jane Lupkes, 2179 Page Street, Osceola, IA 50213
Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone:
641-342-2157



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Scott E. Palmer and Kimberly J. Palmer as Trustees of The Scott and Kimberly Palmer Revocable Trust U/A/D 8/31/2018, does hereby Convey to Jacob John Lupkes and McKenna Jane Lupkes, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to wit:

1. Parcel "A", located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twelve (12), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 520, on December 6, 1994 in the Office of the Recorder of Madison County, Iowa;
2. Parcel "B", located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twelve (12), containing 7.10 acres, as shown in Plat of Survey filed in Book 2, Page 627, on November 8, 1995 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "J", located in the West Half (½) of the Southwest Quarter (¼) of said Section Twelve (12), containing 4.00 acres, as shown in Plat of Survey filed in Book 2017, Page 3807, on December 4, 2017 in the Office of the Recorder of Madison County, Iowa;

4. A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twelve (12), more particularly described as follows, to-wit: Beginning at a point in the Center line of a gravel road 2989 feet South of the Northwest corner of said Section Twelve (12), thence East 75 feet, thence South 75 feet, thence West 75 feet, thence North 75 feet to the point of beginning;
5. That part thereof conveyed to the State of Iowa for highway purposes, as shown in Warranty Deed filed in Book 88, Page 509, on October 5, 1957 in the Office of the Recorder of Madison County, Iowa.

Transfer Tax =\$1999.20

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: 06-06-2022 .

Scott E. Palmer Trustee

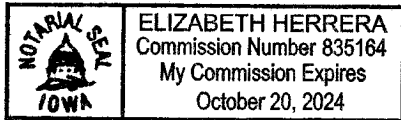
Scott E. Palmer, Trustee of the Scott and
Kimberly Palmer Revocable Trust U/A/D
8/31/2018

Kimberly J. Palmer Trustee

Kimberly J. Palmer, Trustee of the Scott and
Kimberly Palmer Revocable Trust U/A/D
8/31/2018

STATE OF Iowa, COUNTY OF Clarke

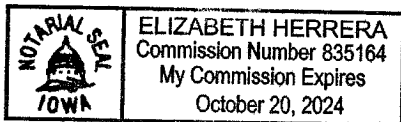
This record was acknowledged before me on 06-06-2022,
by Scott E. Palmer, as Trustee of the above-entitled trust.



Elizabeth Herrera
Signature of Notary Public

STATE OF Iowa, COUNTY OF Clarke

This record was acknowledged before me on 06-06-2022,
by Kimberly J. Palmer, as Trustee of the above-entitled trust.



Elizabeth Herrera
Signature of Notary Public