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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Michael L. Thompson and Theresa S. Thompson

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Michael L. Thompson and Teresa S. Thompson

Grantees: Michael L. Thompson Revocable Trust and Teresa S. Thompson Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael L. Thompson and Teresa S. Thompson, husband and wife, do hereby Convey a one-half interest to Michael L. Thompson Revocable Trust dated 6/14/2022 and an one-half interest to Teresa S. Thompson Revocable Trust dated 6/14/2022 to the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

The West Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Nineteen (19), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter ($\frac{1}{4}$) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located therein, containing 4.99 acres, as shown in Plat of Survey filed in Book 2016, Page 1945 on July 8, 2016, in the Office of the Recorder of Madison County, Iowa.

AND

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.

AND

The Northwest Quarter ($\frac{1}{4}$) and the North Three-fourths ($\frac{3}{4}$) of the West 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 Principal Meridian, Madison County, Iowa.

AND

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., 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: 6/14/2022.

Michael L. Thompson
Michael L. Thompson, Grantor

Teresa S. Thompson
Teresa S. Thompson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/14/2022 by Michael L. Thompson and Teresa S. Thompson, husband and wife.

Mark L. Smith
Signature of Notary Public

