

BK: 2023 PG: 1246  
Recorded: 6/2/2023 at 11:00:24.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer:** Mark W. Beerman, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403  
**Return To:** Mark W. Beerman, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309  
**Taxpayer:** RGP Marital Trust, 3209 Jordan Grove, West Des Moines, IA 50265

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

For the consideration of One Dollar(s) and other valuable consideration, **Steven G. Chapman, as Trustee of the RGP Revocable Family Trust established under a Declaration of Trust dated December 17, 2019** (the "RGP Revocable Family Trust"), does hereby convey to **Steven G. Chapman, as Trustee of the RGP Marital Trust, established and administered under Article 4 of the RGP Revocable Family Trust** the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, including Parcel "Z" located in the North Half (1/2) of the Northwest Quarter (1/4) of Section Thirteen (13), containing 4.00 acres, as shown in the Plat of Survey filed in Book 2007, Page 3744, on October 5, 2007, in the Office of the Recorder of Madison County, Iowa **EXCEPT** Parcel "A", "B", "C", and "D" located in the Northwest Quarter (1/4) of said Section Thirteen (13), containing 36.66 acres in total, as shown in Amended Plat of Survey filed in Book 3, Page 50, on July 10, 1997, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "Q" located in the West Half (1/2) of the Northwest Quarter (1/4) of said Section Thirteen (13), containing 4.00 acres, as shown in the Plat of Survey filed in Book 2007, Page 3744, on October 5, 2007, in the Office of the Recorder of Madison County, Iowa.

*This transfer is exempt under Iowa Code Chapter 428A.2.21.*

The grantor hereby covenants with grantee, 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; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

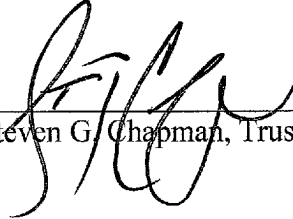
The grantor further warrants to the grantee all of the following: That the trust pursuant to which the transfer are made is duly executed and in existence; that to the knowledge of the grantor

the persons creating the trust were under no disability or infirmity at the time the trusts were created; that the transfer by the trustee to the grantee 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.

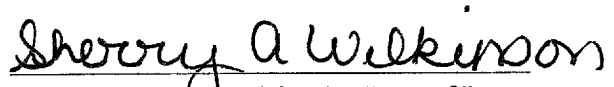
RGP Marital Trust established and administered under Article 4 of the RGP Revocable Family Trust

Date: May 30, 2023

By:   
Steven G. Chapman, Trustee

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF POLK                )

This record was acknowledged before me on May 30, 2023, by Steven G. Chapman, as Trustee of the RGP Marital Trust established and administered under Article 4 of the RGP Revocable Family Trust.

  
Notary Public in and for the State of Iowa

