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Date 8/31/2023 Time 9:29:00AM
Rec Amt \$12 00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 297 DOV# 296

INDX ✓
ANNO ✓
SCAN ✓

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$300,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4771

Mail Tax Statements & Return To:

Allen Hays
105 College View Lane
Marshalltown, IA 50158

~~Mail tax statements and return documents to:
Allen Hays, Quail Ridge Ave 31 Acres, Peru, IA 50222~~

TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Richard Freedman and Ilana Freedman, as Trustees of the Richard Freedman Revocable Trust**, do hereby convey unto **Allen Hays**, the following described real estate:

The South 1658 feet of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C", located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with Grantee, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant to the Grantee 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 Grantors 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 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.

In addition to the foregoing, the Grantors further swear or affirm as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on 8/31/2023, 84 2023 Pg 2055 of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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

Richard Freedman Revocable Trust

BY: Richard A Freedman, Trustee
Richard Freedman
Trustee

BY: Ilana Freedman Trustee
Ilana Freedman
Trustee

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on August 29, 2023 by Richard Freedman as Trustee and Ilana Freedman as Trustee of the Richard Freedman Revocable Trust.

Megan Mitchell
Notary Public in and for said State

