

BK: 2023 PG: 227
Recorded: 2/9/2023 at 9:42:31.0 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: Deb & Bob Pulver Foundation, 1310 Tulip Tree Lane, West Des Moines, IA 50266

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**, does hereby convey to the **Deb & Bob Foundation**, an Iowa nonprofit corporation, 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 5th P.M., Iowa, EXCEPT the following described parcels: Parcels, A, B, C and D as shown in the Plat of Surveys recorded in Plat Record 3, Page 1 on May 20, 1997 and recorded in Plat Record 3, Page 50 on July 10, 1997.

This transfer is exempt under Iowa Code Chapter 428A.2.20.

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.

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 Revocable Family Trust established under a Declaration of Trust dated December 17, 2019

Date: January 30, 2023

By: [Signature]
Steven G. Chapman, Trustee

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me on January 30, 2023, by Steven G. Chapman, as Trustee of the RGP Revocable Family Trust established under a Declaration of Trust dated December 17, 2019.

[Signature]
Notary Public in and for the State of Iowa



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