

\$1,158,690.00

BK: 2023 PG: 2839
Recorded: 11/17/2023 at 11:14:17.0 AM
Pages 4
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$1,853.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

TRUSTEE'S WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Katherine McKain, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

Taxpayer Information: (name and complete address)

Michael Joseph Nichols
4620 Park Drive
West Des Moines, IA 50265

Return Document To: (name and complete address)

Katherine McKain, 666 Grand Ave St. 2000, Des Moines, IA 50309 515.242.2433

Grantor:

Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust
6023 N Waterbury Road
Des Moines, IA 50312

Grantee:

Michael Joseph Nichols

Previously Recorded Document Information: N/A.

Legal Description: See Exhibit "A".

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust ("Grantor"), does hereby convey to Michael Joseph Nichols ("Grantee"), all of its right, title, and interest in that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

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.

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, 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 undersigned, on behalf of Grantor, further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such trust or the validity of the transfer.

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

Dated: November 17, 2023.

[Signature Pages Follow]

GRANTOR:

Mary Ann Blackman Wallace Revocable Trust

By: *Mary Ann Wallace, Trustee*
Mary Ann Wallace, Trustee

STATE OF IOWA)
) SS:
COUNTY OF POLK)

This record was acknowledged before me on 11 / 14, 2023, by Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust.

Paul E. Carey

NOTARY PUBLIC IN AND FOR SAID STATE



Exhibit "A"
[Legal description – the Real Estate]

Parcel "O" located in the West Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14) and the East Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 89.31 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 838 on April 25, 2023, in the Office of the Recorder of Madison County, Iowa.