

Document 2023 3038

Book 2023 Page 3038 Type 03 001 Pages 2 Date 12/13/2023 Time 1:35:14PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$547.20 Rev Stamp# 426 DOV# 426 INDX ANNO SCAN

BRANDY MACUMBER. COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$342,500.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8971ESP)

Return To: Michael J. Frank and Terri L. Zimmerman-Frank / 1106 Elmwood Ave, Earlham, IA 50072

Taxpayer Information: Michael J. Frank and Terri L. Zimmerman-Frank / 1106 Elmwood Ave, Earlham, IA 50072

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## TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, the Raymond E. Thompson, Jr. and Joanne M. Thompson Revocable Living Trust dated July 3, 2013 does hereby convey to Michael J. Frank and Terri L. Zimmerman-Frank, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "G" being part of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 11, Township 77 North, Range 29 West of the 5th P.M. according to survey filed October 5, 2023 in Book 2023 Page 2460, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 12- J- 23

Raymond E. Thompson, Jr. and Joanne M. Thompson Revocable Living Trust

By: Matthew I. Thompson, Trustee

On this 3 d day of \_\_\_\_\_\_\_, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Matthew I. Thompson as Trustee of the Raymond E. Thompson, Jr. and Joanne M. Thompson Revocable Living Trust dated July 3, 2013, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

1/25/224

Roberth Small

Notary Public in and for said State