



Document 2023 3038

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Rev Transfer Tax \$547.20
Rev Stamp# 426 DOV# 426

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$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

ESB144941111

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

