

Document 2023 3062

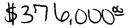
Book 2023 Page 3062 Type 03 001 Pages 3 Date 12/15/2023 Time 12:54:19PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX Rev Transfer Tax \$600.80 Rev Stamp# 430 DOV# 430 ANNO **SCAN**

CHEK BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY !OWA



TRUSTEE WARRANTY DEED **Recorder's Cover Sheet**

Preparer Information: Jeffrey M. Lamberti, 210 NE Delaware Ave., Ste. 200, Ankeny, IA 50021, Phone: 5159648777

Taxpayer Information: Gary and Rebecca Knight, 3212 278th Lane, St. Charles, IA 50204

Return Document To: Jeffrey M. Lamberti, 210 NE Delaware Ave., Ste. 200, Ankeny, Iowa 50021

Grantors: The Donald J. Overton Revocable Trust and the Luann M. Overton Revocable Trust

Grantees: Gary and Rebecca Knight

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

STAN OF THE PROPERTY OF THE PR

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Farmers & Merchants State Bank, Trustee of The Donald J. Overton Revocable Trust and the Luann M. Overton Revocable Trust, does hereby Convey to Gary and Rebecca Knight, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-Five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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.

Farmers & Merchants State Bank

Dated: 12/15/2023

By: Ross Rethmeier, Trust Officer, Grantor

STATE OF IOWA, COUNTY OF MADISON

Signature of Notary Public

