



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 ANNO

Rev Stamp# 430 DOV# 430 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$376,000⁰⁰

**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



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

A handwritten signature in black ink, appearing to read "Ross Rethmeier".

By: Ross Rethmeier, Trust Officer, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/15/2023, 2023,
by Ross Rethmeier, Trust Officer of Farmers & Merchants State Bank, as Trustee of the Donald
J. Overton Revocable Trust and the Luann M. Overton Revocable Trust.

Mark L. Smith

Signature of Notary Public

