



Document 2024 1575

Book 2024 Page 1575 Type 03 001 Pages 3

Date 7/03/2024 Time 1:25:25PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,540.80

Rev Stamp# 218 DOV# 218

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$963,050⁰⁰

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: T. Michael Price and Lizabeth M. Price, 1540 Roseman Bridge Road, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Michael L. Thompson as Trustee of the Michael L. Thompson Revocable Trust dated June 14, 2022 and Teresa S. Thompson as Trustee of the Teresa S. Thompson Revocable Trust dated June 14, 2022

Grantees: T. Michael Price and Lizabeth M. Price

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Nine Hundred Sixty-Three Thousand Fifty Dollar(s) and other valuable consideration, Michael L. Thompson, Trustee of the Michael L. Thompson Revocable Trust dated June 14, 2022 and Teresa S. Thompson, Trustee of the Teresa S. Thompson Revocable Trust dated June 14, 2022, do hereby Convey to T. Michael Price and Lizabeth M. Price, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the South Half ($\frac{1}{2}$) of the Fractional Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Fractional Southwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 194.22 acres, as shown in Plat of Survey filed in Book 2024, Page 245 on February 2, 2024, in the Office of the Recorder of Madison County, Iowa. 

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.

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: 7/3/2024.

MICHAEL L. THOMPSON REVOCABLE TRUST

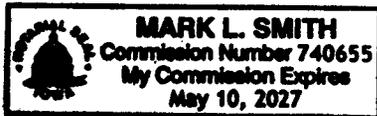
By Michael L. Thompson
Michael L. Thompson, as Trustee

TERESA S. THOMPSON REVOCABLE TRUST

By Teresa S. Thompson
Teresa S. Thompson, as Trustee

STATE OF IOWA, COUNTY OF MADISON

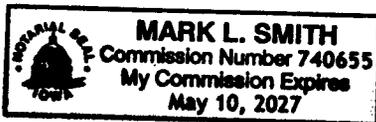
This record was acknowledged before me on 7/3/2024,
by Michael L. Thompson, Trustee of the above-entitled trust.



Mark L. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/3/2024,
by Teresa S. Thompson, Trustee of the above-entitled trust.



Mark L. Smith
Signature of Notary Public