

**\$3,700,000.00**

BK: 2024 PG: 1600  
Recorded: 7/9/2024 at 10:10:28.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$5,919.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:**

Conner L. Wasson  
100 Court Avenue, Ste. 600  
Des Moines, Iowa 50309  
Phone: (515) 246-0341

**Taxpayer Information:**

Deborah J. Annett Revocable Trust  
Attn: Jason M. Webb, Co-Trustee  
3508 Bluestem Road  
Norwalk, IA 50211

**Return Address**

BrownWinick Law Firm  
Attn: Chris Long  
666 Grand Ave., Suite 2000  
Des Moines, IA 50309

**Grantors:**

RGP Marital Trust, established and administered under Article 4 of the RGP Revocable Family Trust

**Grantees:**

Deborah J. Annett and Jason M. Webb, as Co-Trustees, or their successors, of the Deborah J. Annett Revocable Trust Under Agreement dated November 12, 2021

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Steven G. Chapman, as Trustee of the RGP Marital Trust, established and administered under Article 4 of the RGP Revocable Family Trust hereby convey to Deborah J. Annett and Jason M. Webb, as Co-Trustees, or their successors, of the Deborah J. Annett Revocable Trust Under Agreement Dated November 12, 2021, the following described real estate in Madison County, Iowa:

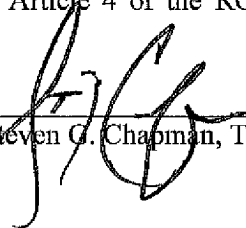
The Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, including Parcel "Z" located in the North Half (1/2) of the Northwest Quarter (1/4) of said Section Thirteen (13), containing 4.00 acres, as shown in the Plat of Survey filed in Book 2007, Page 3744, on October 5, 2007, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcels "A", "B", "C", and "D" located in the Northwest Quarter (1/4) of said Section Thirteen (13), containing 36.66 acres in total, as shown in Amended Plat of Survey filed in Book 3, Page 50, on July 10, 1997, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "Q" located in the West Half (1/2) of the Northwest Quarter (1/4) of said Section Thirteen (13), containing 4.00 acres, as shown in the Plat of Survey filed in Book 2007, Page 3744, on October 5, 2007, in the Office of the Recorder of Madison County, Iowa.

The grantor hereby covenants with grantee, 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 grantee 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.

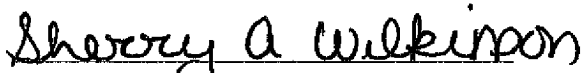
RGP Marital Trust, established and administered under Article 4 of the RGP Revocable Family Trust

Date: July 8, 2024

By:   
\_\_\_\_\_  
Steven G. Chapman, Trustee

STATE OF Iowa )  
                                      ) ss:  
COUNTY OF Polk )

This record was acknowledged before me on July 8, 2024, by Steven G. Chapman, as Trustee of the RGP Marital Trust, established and administered under Article 4 of the RGP Revocable Family Trust.

  
Notary Public in and for the State of Iowa

