



Document 2024 2555

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Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$2,079.20 ANNO

Rev Stamp# 368 DOV# 362 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 1,300,000.00

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

Preparer Information:

Jeffrey M. Lamberti, 210 NE Delaware Ave., Ste. 200, Ankeny, IA 50021 (515) 964-8777

NWB 15444 8

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4

Taxpayer Information: (name and complete address)

Jack A. and Sara K. Bradshaw, 2185 Rolling Green Ave., Winterset, IA 50273

6

Return Document To: (name and complete address)

Jeffrey M. Lamberti, 210 NE Delaware Avenue, #200, Ankeny, IA 50021; (515) 964-8777

Grantor:

Charles E. Freeman, Jr. and Janis L. Elliott Trustees of the Charles E. Freeman, Jr. and Janis L. Elliott Revocable Trust

Grantee:

Jack A. Bradshaw and Sara K. Bradshaw

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) (\$1.00) and other valuable consideration, Charles E. Freeman, Jr., and Janis L. Elliott, as Trustees of the Charles E. Freeman Jr. and Janis L. Elliott Revocable Trust, do hereby Convey to Jack A. Bradshaw and Sara K. Bradshaw, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Three-fourths ($\frac{3}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), and the North Twenty-one (21) Acres of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), as shown in Plat of Survey filed in Farm Plat Book 2, Page 421, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract located in the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), consisting of 2 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 422, on November 16, 1993, in the Office of the Recorder of 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.

Dated: October 14, 2024.

By: Charles E. Freeman Jr.
Charles E. Freeman, Jr., Grantor

By: Janis L. Elliott
Janis L. Elliott, Grantor

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on October 14, 2024, by
Charles E. Freeman Jr. and Janis L. Elliott as Trustees of The Charles E. Freeman Jr. and Janis L.
Elliott Revocable Trust.

Jeffrey M. Lamberti
Signature of Notary Public

