

\$44,700

BK: 2025 PG: 634

Recorded: 3/18/2025 at 11:07:19.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$71.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Kevin Freymiller and Donna Freymiller Revocable Trust
1237 Stagecoach Road
Ellston, Iowa 50074

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Jacob Kyle Johnston
Angelia Lynn Johnston

Grantees:

Kevin Freymiller and Donna Freymiller Revocable Trust
U/A dtd 11/09/2021

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$44,700.00 and no/100ths----- Dollars and other valuable consideration, **JACOB KYLE JOHNSTON and ANGELIA LYNN JOHNSTON, husband and wife**, do hereby convey to: **Kevin Freymiller and Donna Freymiller, Trustees of the KEVIN FREYMLER and DONNA FREYMLER REVOCABLE TRUST U/A dtd 11/09/2021**, the following described real estate in Madison County, Iowa:

Parcel "B" located in the East 10 Acres of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 14, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 5.96 acres, as shown in Plat of Survey filed in Book 2024, Page 2517, on October 15, 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.

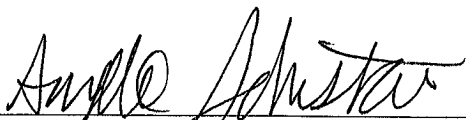
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 13, 2025.



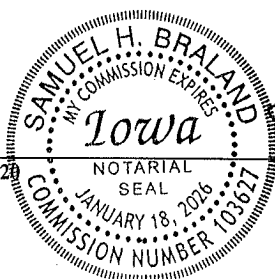
Jacob Kyle Johnston



Angella Lynn Johnston

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on March 13, 2025 by Jacob Kyle Johnston and Angella Lynn Johnston, husband and wife.





Notary Public