

\$15,975.00

BK: 2025 PG: 635

Recorded: 3/18/2025 at 11:17:54.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$24.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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

Preparer Information:

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

Taxpayer Information:

Jacob Kyle Johnston
Angelia Lynn Johnston
1187 Earlham Road
Earlham, Iowa 50072

Return Document To:

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

Grantor:

Kevin Freymiller and Donna Freymiller Revocable Trust

Grantees:

Jacob Kyle Johnston
Angelia Lynn Johnston

Legal Description: See Page 2



TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of \$15,975.00 and no/100ths-----Dollar(s) and other valuable consideration, **Kevin Freymiller and Donna Freymiller, Trustees of the KEVIN FREYMILLER and DONNA FREYMILLER REVOCABLE TRUST U/A dtd 11/09/2021,** do hereby convey to: **JACOB KYLE JOHNSTON and ANGELIA LYNN JOHNSTON, 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:

Parcel "A" located in the West 10 Acres of the East Half of the Northeast Quarter of the Northeast Quarter (E½NE¼NE¼) of Section 14, Township 76N, Range 29 West of the 5th P.M., Madison County, Iowa, containing 2.13 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.

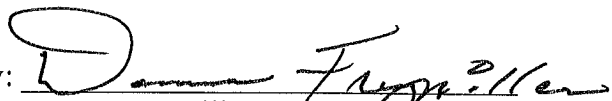
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: March 13, 2025.

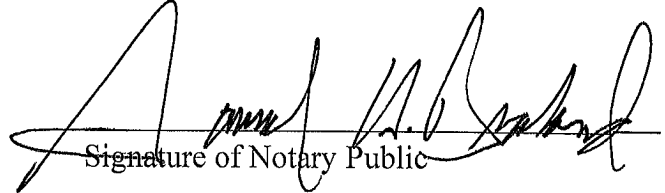
By: 
Kevin Freymiller, Co-Trustee.

By: 
Donna Freymiller, Co-Trustee.

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on March 13, 2025, by Kevin Freymiller and Donna Freymiller as Co-Trustees of the above entitled trust.




Signature of Notary Public