Document 2025 884

Book 2025 Page 884 Type 03 001 Pages 3
Date 4/14/2025 Time 1:27:32PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$1,207.20 ANNO
Rev Stamp# 125 DOV# 125 SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

\$755,000.00

SPACE ABOVE FOR RECORDER

Preparer:

Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax statement & Return to:

Lance A. Rainforth and Larry G. Rainforth, 2678 Truro Rd, Saint Charles, IA 50240

Ca 91/59/159-mm

<u>a</u> 3

TRUSTEE WARRANTY DEED

KNOW ALL PERSONS BY THIS DEED: That Susan C. McDonald and John K. McDonald, Trustees of the Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020, (the "Grantor"), do hereby Convey to Lance A. Rainforth, a single person, and Larry G. Rainforth, a married person (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following-described real estate:

Lot One (1) of Prairie View Subdivision, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The Grantor does hereby covenant 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 covenants, restrictions and easements of record. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be stated above. 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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantees is effective and rightful; and that the Trustees know 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020

	By: Jac M. John
	John K. McDonald, Trustee
\wedge	

STATE OF (SS: COUNTY OF (SS: COUNTY



Notary Public

Dated this 10 day of 2025.

Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020

By: Susan C. McDonald, Trustee

STATE OF LOUNTY OF DLVVW: SS

JULIE A EGLI
Commission Number 779833
My Commission Expires

Notary Public