



Document 2017 1496

Book 2017 Page 1496 Type 03 001 Pages 2

Date 5/12/2017 Time 10:40:22AM

Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$759.20 ANNO

Rev Stamp# 186 DOV# 189 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

#475,000.⁰⁰

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (649RSS)

Return To: Michael S. Frels, 2607 Cumming Road, Winterset, IA 50273

Taxpayer Information: Michael S. Frels, 2607 Cumming Road, Winterset, IA 50273

LE/Curt Oppel

201 W 2nd St Ste 1000 Davenport IA 52801 TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Stephanie J. Jackman Trust**, does hereby convey to **Michael S. Frels and Angela F. Frels, 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 One (1) located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 18.6377 acres, AND Parcel Two (2) located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.8816 acres, both parcels as shown in Plat of Survey filed in Book 1, Page 126 on December 1, 1977, in the Office of the Recorder of Madison County, Iowa, EXCEPT the East 100 feet of said tract Two (2), all subject to Easements of record;

Subject to all covenants, restrictions and easements of record.

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.

