

BK: 2022 PG: 3674
Recorded: 12/16/2022 at 3:22:32.0 PM
Pages 3
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266, Phone: 515-327-1750

Taxpayer Information: David J. Elgin, 4710 Park Circle, West Des Moines, IA 50265

Return Document To: Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266

Grantors: John A. Elgin Revocable Trust, dated December 10, 2014

Grantees: David J. Elgin and Gayle S. Elgin

Legal Description: See attached

Document or instrument number of previously recorded documents: Book 2014, Page 3185



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, David J. Elgin, Trustee of the John A. Elgin Revocable Trust, dated, December 10, 2014, does hereby Convey to David J. Elgin and Gayle S. Elgin, 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:

See attached

This deed is exempt according to Iowa Code 428A.2(21).

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.

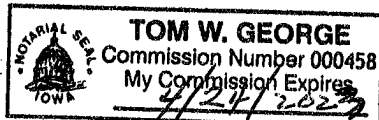
Dated: December 15, 2022

JOHN A. ELGIN REVOCABLE TRUST
dated December 10, 2014

By David J. Elgin
David J. Elgin, as Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on the 15 day of December, 2022, by David J. Elgin, Trustee of the above-entitled trust.



[Signature]
Signature of Notary Public

Schedule A

The South Half (1/2) of the Southeast Quarter (1/4), and the East half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22); and all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) lying North and West of the County Road right of way running through said Section Twenty-three (23); and all that part of the North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26) lying North and West of the County Road right of way running through said Section Twenty-six (26); and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the North Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and the North Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27); ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa