



Document 2023 2863

Book 2023 Page 2863 Type 03 001 Pages 2
Date 11/21/2023 Time 8:43:40AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$535.20
Rev Stamp# 409 DOV# 408
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$335,000⁰⁰

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 218, West Des Moines, IA 50266

☒ **Return To:** Jon Wiegert, 1657 Upland Trail, Prole, IA 50229

Taxpayer Information: Jon Wiegert, 1657 Upland Trail, Prole, IA 50229

3/1

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **The Carole A. Lynch Revocable Trust Dated April 10, 2018** does hereby convey to **Jon R. Wiegert and JoAnn M. Wiegert, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A parcel of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Retracement Survey filed in Book 2023, Page 1198 on May 30, 2023, in the Office of the Recorder of the Madison County, Iowa.

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.

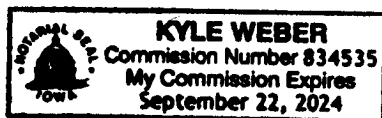
Dated: 11-17-2023

The Carole A. Lynch Revocable Trust
Dated April 10, 2018

By: Christine E. Kerby, Trustee
Christine E. Kerby, Trustee

STATE OF Iowa)
) ss:
COUNTY OF Madison)

On this 17 day of November, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Christine E. Kerby, successor trustee of the Carole A. Lynch Revocable Trust dated April 10, 2018, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Kyle Weber
Notary Public in and for said State