



Document 2023 3028

Book 2023 Page 3028 Type 03 001 Pages 3
Date 12/13/2023 Time 12:39:28PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$961.60 ANNO
Rev Stamp# 424 DOV# 424 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$601,400⁰⁰

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

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

³/₄ **Taxpayer Information:** Andrew Dickinson and Jennifer Dickinson 3357 Peru Rd., Truro, IA
50257

¹/₂ **Return Document To:** Andrew Dickinson and Jennifer Dickinson, 3357 Peru Rd., Truro, IA
50257

Grantors: Farmers & Merchants State Bank, Trustee of the Donald J. Overton Revocable Trust
and Farmers & Merchants State Bank, Trustee of the Luann M. Overton Revocable Trust

Grantees: Andrew Dickinson and Jennifer Dickinson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Six Hundred One Thousand Four Hundred Dollar(s) and other valuable consideration, Farmers & Merchants State Bank, Trustee of the Donald J. Overton Revocable Trust and Farmers & Merchants State Bank, Trustee of the Luann M. Overton Revocable Trust, do hereby Convey all our right, title and interest to Andrew Dickinson and Jennifer Dickinson, 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:

The South Half (½) of the Southwest Quarter (¼) AND the West Half (½) of the Southwest Quarter (¼) of the Southeast Quarter (¼), ALL IN Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa; EXCEPT a tract of land located in the Southwest Quarter (¼) of said Southwest Quarter (¼) of Section One (1), containing 2.918 acres, as shown in Plat of Survey filed in Book 1, Page 151 on March 10, 1980, 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: 12/11/2023.

Donald J. Overton Revocable Trust

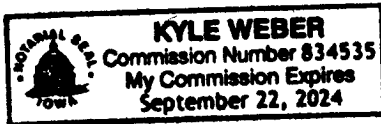
By Ross Rethmeier
Farmers & Merchants State Bank, Trustee
Ross Rethmeier, Trust Officer

Luann M. Overton Revocable Trust

By Ross Rethmeier
Farmers & Merchants State Bank, Trustee
Ross Rethmeier, Trust Officer

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 11th, 2023 by
Ross Rethmeier, Trust Officer at Farmers & Merchants State Bank, Trustee of the above-entitled
trusts.



Kyle Weber
Notary Public