

\$533,500

BK: 2024 PG: 3151

Recorded: 12/27/2024 at 1:56:36.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$852.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4771

Mail tax statements and return documents to:

2672 Quail Ridge Ave, Peru, IA 50222

TRUSTEE'S WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ilana Freedman and Richard Freedman, as Trustees of the Richard Freedman Revocable Trust dated 10/16/2013 a/k/a Richard Freedman Revocable Trust**, do hereby convey unto [REDACTED] a single person, the following described real estate:

Parcel "C" located in the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa.

Parcel "E" located in the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant to the Grantee 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 Grantors 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 Grantee 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.

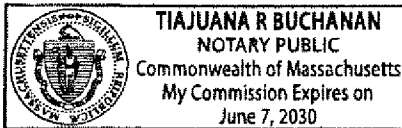
Richard Freedman Revocable Trust dated
10/16/2013 a/k/a Richard Freedman Revocable
Trust

BY: Ilana Freedman
Ilana Freedman
Trustee

BY: Richard Freedman, Trustee
Richard Freedman
Trustee

STATE OF Massachusetts)
COUNTY OF Essex) SS:

This instrument was acknowledged before me on December 19th, 2024
by Ilana Freedman as Trustee and Richard Freedman as Trustee of the Richard Freedman
Revocable Trust dated 10/16/2013 a/k/a Richard Freedman Revocable Trust.



[Signature]
Notary Public in and for said State Massachusetts