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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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Return To: Dustin R. Bonjour and Alexandria G. Bonjour 209 Locust Street, DeSoto, IA 50069
Taxpayer: Dustin R. Bonjour and Alexandria G. Bonjour 209 Locust Street, DeSoto, IA 50069
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Phillip J. Nemmers, Trustee of Phillip J. Nemmers Revocable Trust, does hereby Convey to Dustin R. Bonjour and Alexandria G. Bonjour, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) of Replat of Nemmers Subdivision, Located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-Seven (77) North, Range Twenty-Eight West of the 5th P. M. Madison County, Iowa

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: 3/18/2025

