



Document 2019 2564

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Date 8/19/2019 Time 12:38:17PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 318 DOV# 327

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1587RTE)

Return To: Joel Adams, 1521 Madisyn Circle, Winterset, Iowa 50273

Taxpayer Information: Joel Adams, 1521 Madisyn Circle, Winterset, Iowa 50273

MOK63711

$\frac{d}{3}$  \$275,000

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Lance Hamilton Taylor and Kathleen Marie Taylor, as Trustees of The Lance Hamilton Taylor and Kathleen Marie Taylor Revocable Trust**, does hereby convey to **Joel Adams and Sarah Adams, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Four (4) in Block Three (3) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, 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.

