



Document 2019 2611

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

\$168,000

Preparer Information: (Name, address and phone number)

Matthew J. Hemphill, 218 S. 9th Street, P.O. Box 8, Adel, Iowa 50003

Phone: (515) 993-1000

Taxpayer Information: (Name and complete address)

Lori DeVault and James Belding, 145 NE Plum Avenue, Earlham, IA 50072

Return Document To: (Name and complete address)

Lori DeVault and James Belding, 145 NE Plum Avenue, Earlham, IA 50072

Grantors:

Jon E. Dunton, as Trustee

Grantees:

Lori DeVault
James Belding

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of one Dollar(s) and other valuable consideration, Jon E. Dunton (Trustee) (Co-Trustees) of the Dwight E. Belding and Lynne E. Belding Revocable Living Trust dated January 10, 2018 does hereby convey to Lori DeVault and James Belding, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa: Lots One (1) and Two (2) in Block One (1) of B. F. Allen's Addition to the Town of Earlham, Madison County, Iowa.

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.

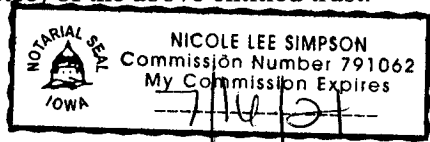
Dated August 20th 2019

Jon E. Dunton, Trustee
Jon E. Dunton
As (Trustee) (Co-Trustee) of
the above-entitled trust

As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF DALLAS Polk
This record was acknowledged before me on AUGUST 30, 2019, by Jon E. Dunton, as
Trustee of the Dwight E. Belding and Lynne E. Belding Revocable Living Trust dated January 10, 2018
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Nicole Lee Simpson
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____
as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public