



Document 2019 2797

Book 2019 Page 2797 Type 03 001 Pages 1

Date 9/05/2019 Time 2:07:26PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$258.40

Rev Stamp# 353 DOV# 368

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Prepared by and return to:

Margaret Van Houten, Davis Brown Law Firm, 215 - 10th Street, Suite 1300, Des Moines, IA 50309, 515-288-2500

Send tax stmt: Andrew G. & Heylee R. Eighmy, 411 W. Carpenter St., Saint Charles, IA 50240

\$162,000

TRUSTEE'S DEED

41063552  
P194331

For good and valuable consideration, **Samuel A. Martin, III, as trustee of Martin Family Trust U/A dated July 9, 2001 a/k/a The Martin Family Trust U/A dated July 9, 2001**, does hereby convey to **Andrew G. Eighmy and Heylee R. Eighmy a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, all interest in the following described real estate in Madison County, Iowa:

Lot Twenty-six (26) of KEPHART'S ADDITION TO ST. CHARLES, IOWA, PLAT NO. 2, a subdivision in the City of St. Charles, Madison County, Iowa.  
(locally known as 411 W. Carpenter St., St. Charles, IA 50240)

The grantor hereby covenants with grantee, 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: (1) that the trust pursuant to which the transfer is made is duly executed and in existence; (2) that, to the grantor's knowledge, the person who created the trust was under no disability or infirmity at the time the trust was created; (3) that the transfer by the trustee to the grantee is effective and rightful; and (4) that the trustee knows of no facts or legal claims that might impair the validity of the trust or the validity of the transfer.

Dated this 29 day of August, 2019.

Sam A. Martin III

Samuel A. Martin, III, Trustee of Martin Family Trust U/A dated July 9, 2001 a/k/a The Martin Family Trust U/A dated July 9, 2001.

State of Iowa, County of Dwain, ss:

This record was acknowledged before me on this 29 day of August, 2019, by Samuel A. Martin, III, as trustee of Martin Family Trust U/A dated July 9, 2001 a/k/a The Martin Family Trust dated July 9, 2001.



#3098568

[Signature]  
Notary Public in and for said State