



Document 2019 3109

Book 2019 Page 3109 Type 03 001 Pages 3

Date 9/26/2019 Time 12:42:59PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 392 DOV# 406

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$150,000

Preparer Information: (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

John Patten, 1968 Lynwood Drive, Charlotte, N.C. 28209

Return Document To: (Name and complete address)

John Patten, 1968 Lynwood Drive, Charlotte, NC 28209

Grantors:

Curt L. Sandahl

Andree D. Sandahl

Grantees:

John Patten

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of ---\$150,000.00--- Dollar(s) and
other valuable consideration, Curt L. Sandahl and Andree D. Sandahl
(Trustee) (Co-Trustees)
of the Curt Sandahl Revocable Trust and Andree Sandahl Revocable Trust
does hereby convey to John Patten

the following described
real estate in Madison County, Iowa: Parcel "G" located in the Southeast Quarter (SE 1/4) of
the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range
Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 18.53 acres, as shown in
Plat of Survey filed in Book 2018, Page 3287 on October 10, 2018, in the Office of the Recorder of
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 9/27/17

Two horizontal lines for signature placement.

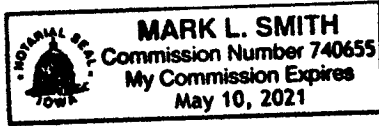
Curt L Sandahl
Curt L. Sandahl
As (Trustee) (Co-Trustee) of
the above-entitled trust
Andree D. Sandahl
Andree D. Sandahl
As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/24/19, by Curt L. Sandahl

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

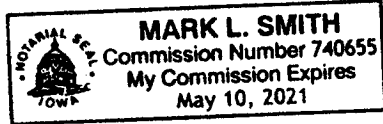


Mark L. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/24/19, by Andree D. Sandahl

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



Mark L. Smith
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