



Document 2019 3760

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Date 11/25/2019 Time 12:32:14PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$276.00 ANNO

Rev Stamp# 452 DOV# 469 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

F1066814

\$173,000

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

$\frac{4}{6}$

**Taxpayer Information:** (Name and complete address)

David Lee Cross and Kathy Jean Conway, 2309 Hollowell Bridge Road, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Randall E. Bengé and Sue D. Hansen as  
Co-Trustees of the Daisy Dell Bengé  
Family Trust under Agreement dated  
April 1, 2013

**Grantees:**

David Lee Cross  
Kathy Jean Conway

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

N/A



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$173,000.00 Dollar(s) and
other valuable consideration, Randall E. Benge and Sue D. Hansen,

(Trustee) (Co-Trustees)
of the Daisy Dell Benge Family Trust under Trust Agreement dated April 1, 2013,
does hereby convey to David Lee Cross, a Single Person, and Kathy Jean Conway, a Single Person, as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in MADISON County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Ten (10),
Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,
containing 2.32 acres, as shown in Boundary Retracement Survey filed in Book 2019, Page 3691 on November
19, 2019, 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 November, 2019.

Two horizontal lines for signature or stamp placement.

Handwritten signature of Randall E. Benge

Randall E. Benge
As (Trustee) (Co-Trustee) of
the above-entitled trust

Handwritten signature of Sue D. Hansen

Sue D. Hansen
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 November 20, 2019, by Randall E. Bengel

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



Sarah M. Cowman  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 20, 2019, by Sue D. Hansen

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



Sarah M. Cowman  
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