



Document 2019 3931

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Date 12/11/2019 Time 3:50:34PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Rev Stamp# 473 DOV# 490

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$175,000

### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**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

$\frac{2}{4}$

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

Jared W. Alexander and Gregory M. Alexander, 2141 Elmwood Avenue, 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 Duane Jeffs as Trustee of the  
Jack J. Jeffs Family Trust under  
Trust Agreement dated May 4, 2010

**Grantees:**

Jared W. Alexander  
Gregory M. Alexander

**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 \$175,000.00 Dollar(s) and other valuable consideration, Randall Duane Jeffs, (Trustee) (Co-Trustee) of the Jack J. Jeffs Family Trust under Trust Agreement dated May 4, 2010, does hereby convey to Jared W. Alexander and Gregory M. Alexander, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Lot One (1) in Block Six (6) of Pitzer & Knight's Addition to Winterset, 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 December 11, 2019.

Blank lines for signature or stamp

Handwritten signature of Randall Duane Jeffs
Randall Duane Jeffs
As (Trustee) (Co-Trustee) of
the above-entitled trust

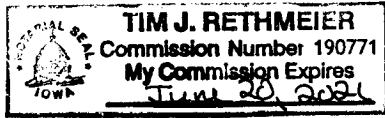
As (Trustee) (Co-Trustee) of
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 11, 2019, by Randall Duane Jeffs

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



*Tim Rethmeier*

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