



Document 2019 3944

Book 2019 Page 3944 Type 03 001 Pages 3

Date 12/12/2019 Time 12:24:02PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$219.20

Rev Stamp# 474 DOV# 491

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$137,500

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)

Erica Ann Town, 214 W. Filmore, Winterset, IA 50273

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

Erica Ann Town, 214 W. Filmore, Winterset, IA 50273

Grantors:

Todd Town

Deborah Town

Grantees:

Erica Ann Town

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of ---\$137,500.00--- Dollar(s) and
other valuable consideration, Todd Town and Deborah Town
(Trustee) (Co-Trustees)
of the Town Family Trust dated August 28, 2000
does hereby convey to Erica Ann Town
the following described
real estate in Madison County, Iowa: Lot Three (3) in Block Nine (9) of Pitzer & Knight's
Addition to the Town of 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 12-11-19.

12-11-19

12-11-19

Todd Town

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

Deborah Town

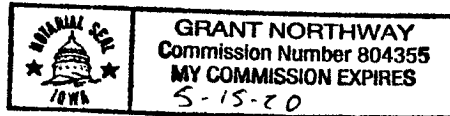
Deborah Town
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-11-19, by Todd Town

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

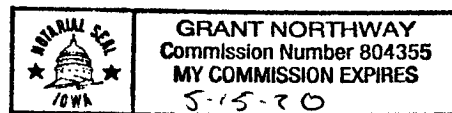


[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-11-19, by Deborah Town

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



[Signature]
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