



Document 2019 3948

Book 2019 Page 3948 Type 03 001 Pages 3

Date 12/12/2019 Time 12:35:45PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$480.80

Rev Stamp# 475 DOV# 492

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$300,800.⁰⁰

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Conner L. Wasson
100 Court Avenue, Suite 600
Des Moines, Iowa 50309
Phone: (515) 246-7611

Taxpayer Information:

Matt Clark
Kari Clark
1008 Schulte Road
St. Louis, MO 63146

✓ **Return Address**

Conner L. Wasson
100 Court Avenue, Suite 600
Des Moines, Iowa 50309
Phone: (515) 246-7611

Grantor:

Janean S. Kleist, Trustee of the Leona M. Carlson Revocable Trust under Agreement dated October 6, 1993.

Grantees:

Matt Clark and Kari Clark, husband and wife, with joint tenancy, with full rights of survivorship

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of 1.00 Dollar(s) and other valuable consideration, Janean S. Kleist, as Successor Trustee of the Leona M. Carlson Trust under a Declaration of Trust dated October 6, 1993, do hereby convey to Matt Clark and Kari Clark, husband and wife, with joint tenancy, with full rights of survivorship

the following described real estate in Madison County, Iowa:

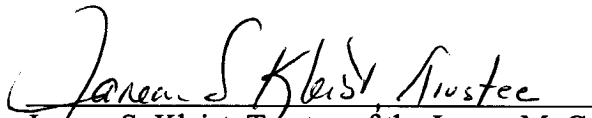
**The South Half (1/2) of the Northeast Quarter (1/4) of Section Thirty (30),
Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th
P.M., Madison County, Iowa.**

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 5, 2019.


Janean S. Kleist, Trustee of the Leona M. Carlson
Revocable Trust under a Declaration of Trust dated
October 6, 1993

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

MINNESOTA
STATE OF ~~IOWA~~, COUNTY OF STEARNS :

This record was acknowledged before me on December 5, 2019 by Janean S. Kleist,
as Trustee of the Leona M. Carlson Trust under a Declaration of Trust dated October 6, 1993.

Bonnie M Meyer

Signature of Notary Public

01653412.rtf-1\10508-001

