



Document 2020 1592

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Date 5/11/2020 Time 11:59:11AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$258.40

Rev Stamp# 150 DOV# 150

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 162,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

Mail tax statements and return documents to:

Marilyn Sue Fouche, as Trustee for Wes and Sue Fouche Trust, 914 N 6th Avenue Cir, Winterset, IA 50273

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TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Marnie R. Harris, as Trustee of the Marnie Harris Trust dated May 28, 2009, does hereby convey unto Marilyn Sue Fouche, as Trustee for Wes and Sue Fouche Trust, the following described real estate:

Parcel 4A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD



Grantor does hereby covenant with Grantee, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 warrant to the Grantee 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

