

Document 2020 1592

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

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



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 Winter Set, 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

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Trust was under no disability or infirmity at the time the Trust was created; that the transfer by the Trustee to the Grantee 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.

In addition to the foregoing, the Grantor further swears or affirms as follows:

- I am the Trustee of the above-named Trust, to which the above-described real estate was
 conveyed pursuant to an instrument recorded on July 8, 2009, in Book 2009, Page 2181, of the
 Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability
 or infirmity at the time the Trust was created.
- 2. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
- 3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
- 4. The grantor of the Trust is alive.
- 5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

	BY: Marais R. Harris Trustee
STATE OF)) SS:
COUNTY OF Madison) 33.
This instrument was acknowledged before Harris as Trustee of the Marnie Harris Tru	
	Gayre Mayell
JAYNE MAXWELL Commission Number 734374 My Commission Expires	Notary Public in and for said State

Marnie Harris Trust dated May 28, 2009

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