



Document 2020 1750

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 172 DOV# 171

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$215,000

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 371-0117

ⓔ Taxpayer Information and Return To:
Joseph R. Sprunger, 309 W South St., Winterset, IA 50273

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TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Wava L. Shirbroun Revocable Trust dated August 6, 2018**, does hereby convey to **Joseph R. Sprunger and Tabitha R. Miller**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Seven (7) in Block Thirty-four (34) of the Original Town of Winterset, Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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

