



Document 2020 1968

Book 2020 Page 1968 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$123.20

ANNO

Rev Stamp# 200 DOV# 198

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:**

Jenna H. Bishop  
Ahlers & Cooney, P.C.  
100 Court Avenue, Suite 600  
Des Moines, IA 50309  
(515) 243-7611

**Taxpayer Information:**

Elliot Corwin  
3223 Cedar Bridge Road  
Winterset, IA 50273

**Return Document To:**

Elliot Corwin  
3223 Cedar Bridge Road  
Winterset, IA 50273

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

**Grantee:** Elliot M. Corwin and Tassie L. Corwin, husband and wife as joint tenants with 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 one Dollar(s) and other valuable consideration, Janean S. Kleist, Trustee of the Leona M. Carlson Revocable Trust under Agreement dated October 6, 1993, does hereby convey to Elliot M. Corwin and Tassie L. Corwin, husband and wife as joint tenants with rights of survivorship, the following described real estate in Madison County, Iowa:

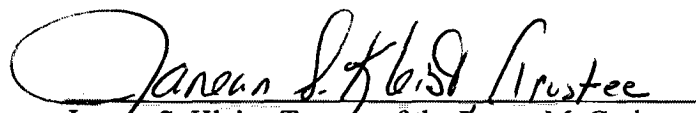
Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), and in the North Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-four (34) ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County Iowa, containing 32.76 acres, as shown in Corrected Plat of Survey filed in Book 2, Page 696 on June 6, 1996, in the Office of the Recorder of Madison County, Iowa (and shown subsequently in Retracement Survey filed in Book 2019, Page 3770 on November 26, 2019, in the Office of the Recorder of Madison County, Iowa) EXCEPT that part of Parcel "C" described above lying South of the South line of the former right of way of the Chicago, Rock Island and Pacific Railway Company

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: June 4, 2020.

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

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

STATE OF Minnesota, COUNTY OF Hennepin

This record was acknowledged before me on 06/04, 2020, by Janean S. Kleist as Trustee of the above-entitled trust.

Benjamin John Rice  
Signature of Notary Public

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