

BK: 2020 PG: 2547
Recorded: 7/17/2020 at 12:28:55.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$476.00
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$298,000



TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information: (Name and complete address)
Lindsay Ann and Daniel Baessler, 613 W. Mills, Winterset, IA 50273

Return Document To: (Name and complete address)
Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Grantors:
See 1 in Addendum

Grantees:
Lindsay Ann Baessler
Daniel Baessler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of ---\$298,000.00--- Dollar(s) and
other valuable consideration, Michael R. Drysdale and Rita L. Drysdale
(Trustee) (Co-Trustees)
of the Drysdale Family Living Trust, w/t/a dated June 26, 2008,
does hereby convey to Lindsay Ann Baessler and Daniel Baessler, Husband and Wife, As Joint
Tenants with full rights of survivorship and not as Tenants in Common, the following described
real estate in Madison County, Iowa: Lot Ten (10) of the Northwest Development- Plat 1 in
the City of Winterset, 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 7-8-2020.

Michael R. Drysdale
As (Trustee) (Co-Trustee) of
the above-entitled trust

Rita L. Drysdale
As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-8-2020, by Michael R.

Drysdale and Rita L. Drysdale

As (~~Trustee~~) (Co-Trustee) of the above entitled trust.

Sarah M. Cowman
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

As (~~Trustee~~) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Addendum

1. - Michael R. Drysdale, Trustees of the Drysdale Family Living Trust
- Rita L. Drysdale, Trustees of the Drysdale Family Living Trust