



Document 2020 3076

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$415.20  
Rev Stamp# 360 DOV# 355

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5569RSS)

Return To: Matthew A. Christy, 2563 225th Street, WINTERSET, IA 50273

Taxpayer Information: Matthew A. Christy, 2563 225th Street, WINTERSET, IA 50273

F10 84215

\$260,000

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000,** does hereby convey to **Matthew A. Christy, a single person,** the following described real estate:

**Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2, Page 521 on December 6, 1994, in the Office of the Recorder of 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 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.

