



Document 2020 3189

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Date 8/27/2020 Time 10:55:50AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 375

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

CONSIDERATION \$180,000

Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information:

Tom Brown and Deb Brown, 115 South 2nd Avenue, Winterset IA 50273

Return Document To:

Jerrold B. Oliver, PO Box 230, Winterset, IA 50273, (515)462-3731

Grantors:

Gary Pat Jenkins Revocable Trust

Grantees:

Tom Brown and Deb Brown

Legal Description:

See page 2

Document or instrument number if applicable:



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

For the consideration of ---\$180,000.00--- Dollar(s) and other valuable consideration, Gary Pat Jenkins

(Trustee) (Co-Trustees)
of the Gary Pat Jenkins Revocable Trust

does hereby convey to Tom Brown and Deb Brown, 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: The North Half (1/2) of Lots Five (5) and Six (6) and the West 52 Feet of the North Half of Lot Seven (7), in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa.

This Deed is given in satisfaction of a real estate contract dated July 24, 2008, recorded August 7, 2008, in Book 2008, Page 2452, amended by Contract Amendment recorded in Book 2010, Page 363, in the Recorder's Office of 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 August 19th, 2020.

Gary Pat Jenkins
Gary Pat Jenkins
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

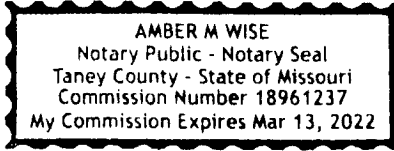
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF Missouri ~~IOWA~~, COUNTY OF Taney

This record was acknowledged before me on August 19th, 2020, by Gary Pat Jenkins

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



[Signature]
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