



Document 2020 389

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Date 2/05/2020 Time 11:20:19AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 32 DOV# 32

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$180,000

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 300 West Marion, P.O. Box 256, Corydon, IA 50060 // (641) 872-1363

Send Tax Stmt. To: Joseph Jerkins & Amanda Jerkins - 555 NE Boston Pkwy, Waukee, IA 50263

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TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Susan L. Cihal, Trustee of The Susan L. Cihal Revocable Trust, dated January 14, 2015**, does hereby convey to **Joseph Jerkins and Amanda Jerkins, a married couple**, as **JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED.

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.

Signed this 21 day of January, 2020.

THE SUSAN L. CIHAL REVOCABLE TRUST, DATED JANUARY 14, 2015

By: Susan L. Cihal
Susan L. Cihal, Trustee

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on January 21, 2020 by Susan L. Cihal as Trustee of The Susan L. Cihal Revocable Trust, dated January 14, 2015.

Sign name here
Print name here

Eric Kunkel
Eric Kunkel
Notary Public in and for said State and County
My Commission Expires: March 15, 2022

[notary stamp]



EXHIBIT A

Parcel "C" located in the East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 18.864 acres, as shown in Plat of Survey filed in Book 2002, Page 5730 on November 21, 2002, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "D", located therein, containing 0.477 acres, as shown in Plat of Survey filed in Book 2003, Page 2543 on May 2, 2003, in the Office of the Recorder of Madison County, Iowa.

