



Document 2020 4176

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Date 10/30/2020 Time 12:47:28PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 501 DOV# 496

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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

\$150,000

Preparer Information: (name, address and phone number)

Mark L. Smith, PO Box 230, Winterset, IA 50273 515-462-3731

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† Taxpayer Information:

1st Ave Collective, LLC, 220 N. 1st Ave., Winterset, IA 50273

Return Document To:

Mark L. Smith, PO Box 230, Winterset, IA 50273 515-462-3731

Grantors:

Nancy M. Corkrean and Patrick F. Corkrean, Co-Trustees of the Nancy M. Corkrean Revocable Trust

Grantees:

1st Ave Collective, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$150,000.00--- Dollar(s) and other valuable consideration, Nancy M. Corkrean and Patrick F. Corkrean (~~Trustee~~) (Co-Trustees) of the Nancy M. Corkrean Revocable Trust u/t/a dated November 5, 2019 does hereby convey to 1st Ave Collective, LLC the following described real estate in Madison County, Iowa: The West One-third (1/3) of Lot Eight (8) in Block Eleven (11), in the Original Town 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 10/27/20.

Nancy M. Corkrean
Nancy M. Corkrean

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

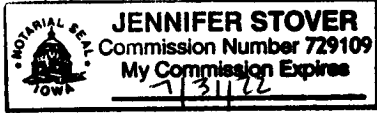
Patrick F. Corkrean
Patrick F. Corkrean

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

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

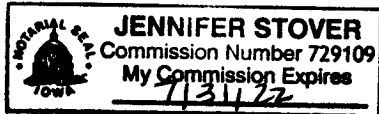
This record was acknowledged before me on 10/27/20, by Nancy M. Corkrean and Patrick F. Corkrean, Co-Trustees of the Nancy M. Corkrean Revocable Trust.
As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF MADISON

This record was acknowledged before me on _____, by Patrick F. Corkrean, Nancy M. Corkrean.
As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.



[Signature]
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. - Nancy M. Corkrean and Patrick F. Corkrean, Co-Trustees of the Nancy M. Corkrean Revocable Trust