



Document 2020 4240

Book 2020 Page 4240 Type 03 001 Pages 3
Date 11/03/2020 Time 12:13:29PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$189.60 ANNO
Rev Stamp# 510 DOV# 504 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

\$119,000

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67 Winterset, IA 50273-0067
Phone: (515) 462-4912

²/₃

Taxpayer Information:

John C. Williams and Sandra A. Williams, 2683 Settlers Trail, St. Charles, IA 50240

Return Document To:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67 Winterset, IA 50273-0067

Grantors:

Ronald J. Berdine and Sharon E. Berdine, as Trustees of
the Berdine Family Revocable Living Trust under Trust Agreement dated October 23, 2001.

Grantees:

John C. Williams
Sandra A. Williams

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of \$119,000.00 Dollar(s) and other valuable consideration, Ronald J. Berdine and Sharon E. Berdine, as Trustees of the Berdine Family Revocable Living Trust under Trust Agreement dated October 23, 2001 do hereby convey to John C. Williams and Sandra A. Williams, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in **MADISON** County, Iowa:

Lot Seven (7) in Block Three (3) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.



The grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantors further warrant 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 grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know 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: 29 October, 2020.

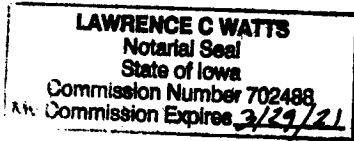
Ronald J. Berdine, TRUSTEE
Ronald J. Berdine, Trustee of the
Berdine Family Revocable Living Trust
under Trust Agreement dated October 23, 2001

Sharon E. Berdine, Trustee
Sharon E. Berdine, Trustee of the
Berdine Family Revocable Living Trust
under Trust Agreement dated October 23, 2001

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF MADISON

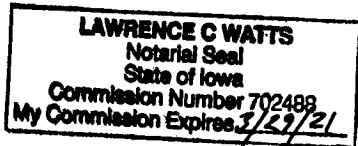
This record was acknowledged before me on Oct. 29, 2020, by Ronald J. Berdine as Trustee of the Berdine Family Revocable Living Trust under Trust Agreement dated October 23, 2001.



Lawrence C Watts
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct. 29, 2020, by Sharon E. Berdine as Trustee of the Berdine Family Revocable Living Trust under Trust Agreement dated October 23, 2001.



Lawrence C Watts
Signature of Notary Public