

BK: 2020 PG: 4453
Recorded: 11/18/2020 at 2:27:54.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$9.06
Combined Fee: \$31.06
Revenue Tax: \$303.20
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Austin J. Heeren ISBA #AT0014176, Malloy Law Firm LLP, 503 N Main St., P.O. Box 128,
Goldfield, IA 50542, (515) 825-3181

Return Document to:

Malloy Law Firm LLP, PO Box 128, Goldfield IA 50542

Send Tax Statement to:

Marc Caron

Grantor:

Crystal J. Miller (f/k/a Crystal J. Schryver), as Trustee of the Crystal J. Schryver Trust Dated
November 30, 2010

Grantee:

Marc Caron

Legal Description:

See page 2

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Crystal J. Miller (f/k/a Crystal J. Schryver)** as Trustee under the **Crystal J. Schryver Trust** dated **November 30, 2010**, as subsequently amended, does hereby Convey to **Marc Caron**, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northwest Quarter(1/4) of the Southwest Quarter(1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.22 acres, more or less, as shown in Plat of Survey filed in Book 2019, Page 2712 on August 30, 2019, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of the real estate contract dated July 16, 2013 and recorded October 20th, 2020 in Book 2020, Page 3994 in the office of the Madison County Recorder.

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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 11 day of 11, 2020

Crystal J. Miller
Crystal J. Miller (f/k/a Crystal J. Schryver)
Trustee of Crystal J. Schryver Trust
Dated November 30, 2010

STATE OF IOWA, WHEELERS COUNTY, ss:

On this 11th day of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared, Crystal J. Miller (f/k/a Crystal J. Schryver) as Trustee under the Crystal J. Schryver Trust dated November 30, 2010, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they as trustee, executed the same as the voluntary act and deed of the persons and of the trustees.

Robert P. Malloy
Notary Public in and for Said State

