



Document 2020 4489

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Date 11/23/2020 Time 8:47:51AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$895.20

ANNO

Rev Stamp# 546 DOV# 540

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 371-0117

Taxpayer Information and Return To:

✓ James A. Hauswirth, 1585 Quarry Trail, Winterset, IA 50273

\$ 560,000

TRUSTEE WARRANTY DEED

(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Jeffrey D. Moser and Rachelle A. Moser, Trustees of the Jeffrey and Rachelle Moser Joint Revocable Trust dated June 28, 2018** does hereby convey to **James A. Hauswirth and Dyonne Bray Hauswirth, 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:

Parcel "F," located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 118 on September 10, 1997, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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.

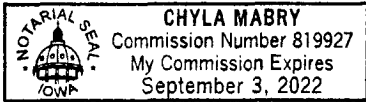
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: 11/15/20

Jeffrey and Rachelle Moser Joint
Revocable Trust dated June 28, 2018

[Signature]
By: as trustee of the Jeffrey and Rachelle Moser
Jeffrey D. Moser, Trustee
Joint + Revocable TRUST dated June 28, 2018



[Signature]
By: Rachelle A. Moser
Rachelle A. Moser, Trustee
as Trustee of the Jeffrey and
Rachelle Moser Joint Revocable Trust
dated June 28, 2018

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on November 15th, 2020,
by Jeffrey D. Moser and Rachelle A. Moser, Trustees of the Jeffrey and Rachelle Moser
Joint Revocable Trust dated June 28, 2018

[Signature]
Notary Public in and for said State