



Document 2020 4698

Book 2020 Page 4698 Type 03 001 Pages 3

Date 12/07/2020 Time 3:10:47PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$495.20

ANNO

Rev Stamp# 568 DOV# 563

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**TRUSTEE WARRANTY DEED**

**Recorder's Cover Sheet**

*LIN 91423*

*\$310,000*

**Preparer Information:**

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

*7/5 x 3*

**Taxpayer Information:**

Jack D. Jones and Susan E. Jones, 112 S. 16th Avenue, Winterset, IA 50273

**Return Document To:**

✓ Jack D. Jones and Susan E. Jones, 112 S. 16th Avenue, Winterset, IA 50273

**Grantors:**

John B. Reed and Fred H. Reed Trustees of the Herbert T. Reed Trust dated June 1, 1990

**Grantees:**

Jack D. Jones and Susan E. Jones

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



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

For the consideration of ---\$310,000.00--- Dollar(s) and other valuable consideration, John B. Reed and Fred H. Reed, Trustees of Herbert T. Reed Trust does hereby convey to Jack D. Jones and Susan E. Jones, husband and wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa:

Parcel "D" a parcel of land in the SE1/4 of Section 35, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2020, Page 4449 of the Recorder's Office of 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: 11/21/20.

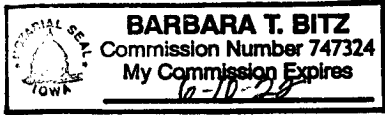
John B. Reed  
John B. Reed  
As Trustee of the above-entitled trust

Fred H. Reed  
Fred H. Reed  
As Trustee of the above-entitled trust

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

**STATE OF IOWA, COUNTY OF MADISON**

This record was acknowledged before me on November 21, 2020, by John B. Reed. As Trustee of the above-entitled trust.



Barbara T. Bitz  
Signature of Notary Public

**STATE OF IOWA, COUNTY OF MADISON**

This record was acknowledged before me on November 21, 2020, by Fred H. Reed. As Trustee of the above-entitled trust.

Barbara T. Bitz  
Signature of Notary Public

