



Document 2020 4754

Book 2020 Page 4754 Type 03 001 Pages 3

Date 12/10/2020 Time 12:19:37PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 575 DOV# 570

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$300,000

$\frac{4}{6}$

## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

### Preparer Information:

Dawn Van Wyk Takekawa, 1610 SW Main St., Suite 207, Ankeny, IA 50023, Phone: (515) 964-2000

### Taxpayer Information:

Adam Joseph Wernli and Ashlie Anne Wernli  
3345 Peru Road, TRURO, IA 50257

### Return Address

Adam Joseph Wernli and Ashlie Anne Wernli  
3345 Peru Road, TRURO, IA 50257

### Grantors:

Vicki Albrecht Revocable Trust

### Grantees:

Adam Joseph Wernli and Ashlie Anne Wernli

**Legal Description:** See Page 2

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

Dawn Van Wyk Takekawa

**TRUSTEE WARRANTY DEED**

**(Inter Vivos Trust)**

For the consideration of One Dollar(s) and other valuable consideration, The Trustee of the Vicki Albrecht Revocable Trust, does hereby convey to Adam Joseph Wernli and Ashlie Anne Wernli, 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:

The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the following described parcels



that lie therein:

1. Parcel "G" as shown in Plat of Survey filed in Book 2007, Page 4508 on December 21, 2007, in the Office of the

Recorder of Madison County, Iowa,

2. Parcel "H" as shown in Plat of Survey filed in Book 2008, Page 91 on January 9, 2008, in the Office of the Recorder

of Madison County, Iowa,

3. Clabaugh's Subdivision as shown in Plat of Survey filed in Book 2003, Page 5223A

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. The grantor of the trust and all beneficiaries are alive.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 12/04/2020

The Trustee of the Vicki Albrecht Revocable Trust

Vicki J. Albrecht

Vicki Albrecht, Trustee

STATE OF IWA, COUNTY OF PIK

This instrument was acknowledged before me on 4 December 2020, by Vicki Albrecht, The Trustee of the Vicki Albrecht Revocable Trust.



Dawn Van Wyk

State of IWA, Notary Public