



Document 2020 4874

Book 2020 Page 4874 Type 03 001 Pages 3

Date 12/18/2020 Time 12:35:29PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$27.20

Rev Stamp# 594 DOV# 589

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$17,500



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

MDK94711

Preparer Information: (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Luke Schleidt and Jesica Schleidt , 1301 S. 15th Street, Adel, IA 50003

✓ **Return Document To:** (Name and complete address)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Curt Sandahl

Grantees:

Luke Schleidt

Jesica Schleidt

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of ---\$17,500.00--- Dollar(s) and
other valuable consideration, Curt Sandahl

(Trustee) (~~Co-Trustees~~)
of the Curt Sandahl Revocable

does hereby convey to Luke Schleidt and Jesica Scheidt, As Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common, the following described
real estate in Madison County, Iowa: An undivided one-half interest: Parcel "C" located in the
Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township
Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County,
Iowa, containing 6.05 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 4693
on December 7, 2020, in the Office of the Recorder 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 12/14/2020.

Curt Sandahl

Curt Sandahl
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

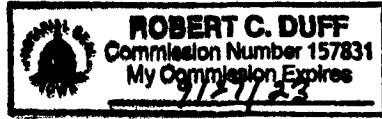
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/14/2020, by Curt Sandahl

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Robert C Duff
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public