



Document 2020 798

Book 2020 Page 798 Type 03 001 Pages 3

Date 3/16/2020 Time 2:17:32PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$388.00

ANNO

Rev Stamp# 75 DOV# 73

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

CB71428

\$242,642

Preparer Information: (Name, address and phone number)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273; (515)462-3731

Taxpayer Information: (Name and complete address)

Kyle Freeman and Ashlee Freeman, 1459 Warren Ave., Cumming, IA 50061

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

Kyle Freeman and Ashlee Freeman, 1459 Warren Ave., Cumming, IA 50061

Grantors:

See 1 in Addendum

Grantees:

Kyle Freeman
Ashlee Freeman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of ---\$242,642--- Dollar(s) and
other valuable consideration, Todd C. Town and Deborah A. Town

(Trustee) (Co-Trustees)
of the Town Family Trust, dated August 28, 2000

does hereby convey to Kyle Freeman and Ashlee Freeman, 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 "B" located in the South Half (1/2) of the
Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section
Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa, containing 43.33 acres, as shown in Plat of Survey filed in Book 2020, Page
531 on February 19, 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 3/11/2020.

Todd C. Town Co-Trustee

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

Deborah A. Town Co-Trustee

Deborah A. town
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 3/11/2020, by _____

TOOD C TOWN

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



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/11/2020, by _____

DEREK A TOWN

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



[Signature]
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