



Document 2020 892

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Date 3/23/2020 Time 2:40:12PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$354.40

Rev Stamp# 91 DOV# 89

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:


LEE ANN AND STEVEN SCHREINER, 2209 – 152nd Street, Winterset, Iowa 50273

File #RESC / SA (rfb)

$\frac{3}{5}$ \$222,000

Gm72344

TRUSTEE'S WARRANTY DEED

Legal: Lot 1 of the DAVID T. CLARK ESTATES SUBDIVISION, located in the West Fractional Half of the Northwest Quarter (W frl. $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 31, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa 


Address: 2209 – 152nd Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust**, does hereby convey the above-described real estate to **Lee Ann Schreiner and Steven M. Schreiner, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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.

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

<p>STATE OF IOWA)) SS: COUNTY OF <u>Dallas</u>) On this 15¹⁹ day of <u>March</u>, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p><u>Emily Campos</u> Notary Public in and for said State</p>	<p>Dated: <u>3-18-20</u>, 2020</p> <p><u>Elaine Rosencrants</u> Elaine Rosencrants, as Trustee of the Elaine Rosencrants Family Trust</p> <p></p>
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