

BK: 2021 PG: 1763
Recorded: 4/29/2021 at 3:28:33.0 PM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Stephanie L. Brick Drey, 6701 Westown Parkway Ste 100, West Des Moines, IA 50266, Phone: 515-274-1450

Taxpayer Information: Katrina M. Coen, Trustee, 340 58th Street, Des Moines, IA 50312

Return Document To: Katrina M. Coen, Trustee, 340 58th Street, Des Moines, IA 50312

Grantors: Larry D. Jones as Trustee of The Linda L. Jones Family Trust

Grantees: Katrina M. Coen as Trustee of Katrina M. Coen Revocable Trust UAD July 23, 2019

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Larry D. Jones, Trustee of Linda L. Jones Family Trust, does hereby Convey to Katrina M. Coen, Trustee of Katrina M. Coen Revocable Trust UAD July 23, 2019, the following described real estate in Madison County, Iowa:

The NE1/4 of the NE1/4 of Section 17, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa

AND

The NW1/4 of the NW1/4 of Section 16 and the SW1/4 of the SW1/4 of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa

AND

The SE1/4 of the NE1/4; the N1/2 of the SE1/4 and the S1/2 of the SW1/4 of the NE 1/4, all in Section 17 and the SE1/4 of the SE1/4 of Section 8, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(20).

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: 4-29-2020, 2021.

Linda L. Jones Family Trust

By Larry D. Jones
Larry D. Jones, as Trustee

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on April 29th, 2021, by Larry D. Jones, as Trustee of the Linda L. Jones Family Trust.

Stephanie L. Brick Drey
Signature of Notary Public

