

BK: 2021 PG: 2600
Recorded: 6/24/2021 at 11:05:24.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$509.60
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Keane Douglas Wren and Taunya Wren, 216 West Jefferson Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Grantors: Marianne Fons as Trustee of the Marianne Fons Revocable Trust dated July 21, 2006

Grantees: Keane Douglas Wren and Taunya Wren

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Nineteen Thousand Dollar(s) and other valuable consideration, Marianne Fons, Trustee of the Marianne Fons Revocable Trust dated July 21, 2006, does hereby Convey to Keane Douglas Wren and Taunya Wren, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Husband and Wife, (S)

Lot Three (3) in Block Nineteen (19) of the Original Town of Winterset, 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: June 19, 2021.

Marianne Fons Revocable Trust

By Marianne Fons
Marianne Fons, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 19, 2021 by Marianne Fons, Trustee of the above-entitled trust.

Toni Marie Tindle
Signature of Notary Public

