

Return To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273
Taxpayer: Jessica Harrell , 315 NE Meadowlark Lane, Waukee, IA 50273
Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Sixty Thousand Dollar(s) and other valuable consideration, Roland Dean Molln, Trustee of Roland Dean Molln Revocable Trust u/t/a dated October 16, 2018, does hereby Convey to Jessica Harrell, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Eight (8) of Laughridge & Cassidy's Addition to the City 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: 6/30/21.

Roland Dean Molln Revocable Trust

By Roland Dean Molln
Roland Dean Molln, as Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 6/30/21,
by Roland Dean Molln, Trustee of the above-entitled
trust.

Jennifer Stover
Signature of Notary Public

