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Date 1/29/2021 Time 1:42:49PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

Rev Stamp# 31 DOV# 34

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$450,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

$\frac{2}{3}$

Taxpayer Information: (Name and complete address)

Hugo Guaman and Mariana Espinoza, 2707 67th Street, Des Moines, IA 50322

Return Document To: (Name and complete address)

Hugo Guaman and Mariana Espinoza, 2707 67th Street, Des Moines, IA 50322

Grantors:

Nehring 2016 Revocable Trust

Grantees:

Hugo Guaman

Mariana Espinoza

Legal description: See Page 2

Document or instrument number of previously recorded documents:

**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

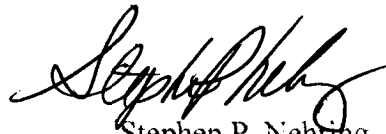
For the consideration of ---\$450,000.00--- Dollar(s) and
other valuable consideration, Stephen P. Nehring (Trustee) (~~Co-Trustees~~)
of the Nehring 2016 Revocable Trust
does hereby convey to Hugo Guaman and Mariana Espinoza, a married couple, as Joint Tenants with
Full Rights of Survivorship and Not as Tenants in Common the following described
real estate in Madison County, Iowa: See description attached.

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

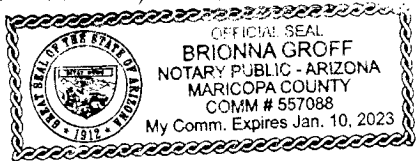


Stephen P. Nehring
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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

Acknowledgment for Individual Trustee

STATE OF Arizona , COUNTY OF Maricopa
This record was acknowledged before me on 11/19/2021 , by Stephen P. Nehring
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



[Handwritten Signature]
Signature of Notary Public

STATE OF _____ , COUNTY OF _____
This record was acknowledged before me on _____ , by _____
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

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

The West Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT**, a tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12), more particularly described as follows, to-wit: Commencing at a point 1,930.18^{feet} West and 44.97 feet South of the East Quarter (1/4) corner of said Section Twelve (12), which point is on the South right-of-way line of Iowa Highway No. 400; thence South 234.30 feet, thence North 87°53' West 758 feet to the West line of the Southeast Quarter (1/4) of said Section Twelve (12), thence North 7°06' East 203.70 feet to Iowa Highway No. 400 right-of-way, thence North 83°16' East 172.63 feet, thence North 89°51' East 82.58 feet, thence South 81°41' East 49.24 feet, thence Easterly 403.23 feet along a 12431.8 feet radius curve concave Southerly with a 403.17 feet chord bearing South 88°49' East, thence South 87°53' East 23.50 feet to the point of beginning, containing 3.8702 acres; **AND EXCEPT** all that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12) conveyed for road purposes.

