



Document 2021 4158

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Date 10/06/2021 Time 12:06:37PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$255.20

ANNO

Rev Stamp# 516 DOV# 508

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$159,750⁰⁰

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

$\frac{3}{5} \times 2$

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

Taxpayer Information: Grip-Tite Mfg. Co. LLC, 505 E. Madison, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: David G. Freligh as Trustee of Freligh Family Trust Under Agreement dated November 10, 2004

Grantees: Grip-Tite Mfg. Co. LLC


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Fifty-Nine Thousand Seven Hundred Fifty Dollar(s) and other valuable consideration, David G. Freligh, Trustee of Freligh Family Trust Under Agreement dated November 10, 2004, does hereby Convey to Grip-Tite Mfg. Co. LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Twelve (12) of Croft Court Addition to 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: 10.5.21

Freligh Family Trust Under Agreement dated November 10, 2004

By Sarah M Cowman, POA
David G. Freligh, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 5, 2021, by David G. Freligh, Trustee of the above-entitled trust.

Sarah M. Cowman, POA


Signature of Notary Public

