



Document 2021 456

Book 2021 Page 456 Type 03 001 Pages 3

Date 2/05/2021 Time 8:15:46AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 40 DOV# 45

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**TRUSTEE WARRANTY DEED**  
**Recorder's Cover Sheet**

\$150,000

**Preparer Information:**

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273  
Phone: (515) 462-3731

**Taxpayer Information:**

Redeemer Church Winterset Corporation, 113 S. 1st Street, Winterset, IA 50273

✓ **Return Document To:**

Redeemer Church Winterset Corporation, 113 S. 1st Street, Winterset, IA 50273

**Grantors:**

John B. Reed and Fred H. Reed Trustees of the Herbert T. Reed Trust dated June 1, 1990

**Grantees:**

Redeemer Church Winterset Corporation

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## TRUSTEE WARRANTY DEED (Inter-Vivos Trust)

For the consideration of ---\$150,000.00--- Dollar(s) and other valuable consideration, John B. Reed and Fred H. Reed, Trustees of Herbert T. Reed Trust does hereby convey to Redeemer Church Winterset Corporation the following described real estate in Madison County, Iowa:

Parcel "C" a parcel of land in the SE  $\frac{1}{4}$  of Section 35, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2020, Page 4449 of the Recorder's Office of Madison County, Iowa.

Additional Provisions: Herbert T. Reed Trust shall assume all obligations of the Herbert T. Reed Trust relating to buildings that span Parcels "C" and "D" of said survey pursuant to the Existing Structure Encroachment Easement recorded in Book 2020, Page 4700 of the Recorder's Office of Madison County, Iowa. Redeemer Church shall grant the Trust or their representatives, full access to the property as needed to address any requirements of the Easement Agreement for a term of 6 months, or until the Easement Agreement has been removed. This shall include storage of any items located inside all existing building, Any necessary decisions concerning the above agreement shall be discussed with both parties with the final decision made by the Herbert T. Reed Trust.

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: 2-4-21

John B. Reed

John B. Reed  
As Trustee of the above-entitled trust

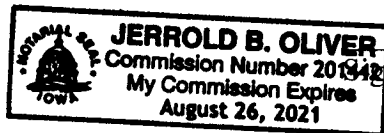
Fred H. Reed

Fred H. Reed  
As Trustee of the above-entitled trust

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE**

**STATE OF IOWA, COUNTY OF MADISON**

This record was acknowledged before me on Feb 4, 2021, by John B. Reed, as Trustee of the above-entitled trust.

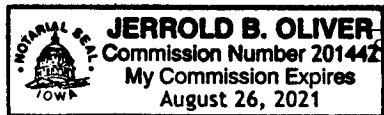


Jerrold B. Oliver

Signature of Notary Public

**STATE OF IOWA, COUNTY OF MADISON**

This record was acknowledged before me on Feb 4, 2021, by Fred H. Reed, as Trustee of the above-entitled trust.



Jerrold B. Oliver

Signature of Notary Public