

BK: 2021 PG: 4622
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Scott Riemenschneider, AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266, Phone: 515-327-1000

Taxpayer Information:

Douglas & Ann Sawyers
1016 E. Euclid Ave
Indianola, IA 50125

Return Document To:

Scott Riemenschneider AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266

Grantors:

Mark W. Sawyers as Trustee of the
Keith R. Sawyers 2017 Revocable Trust

Grantees:

Douglas A. Sawyers and Ann M. Sawyers

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark W. Sawyers, Trustee of Keith R. Sawyers 2017 Revocable Trust, does hereby Convey to Douglas A. Sawyers and Ann M. Sawyers, husband and wife, as Joint Tenants will full rights of survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in:

The Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a parcel of land located therein, containing 5.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 138 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "A" located therein, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 547 on January 30, 1995, in the Office of Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B" located therein, containing 4.000 acres, as shown in Plat of Survey filed in Book 3, Page 181 on February 11, 1998, in the Office of Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 1.820 acres, as shown in Plat of Survey filed in Book 2003, Page 2149 on April 14, 2003, in the Office of Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: Nov 4, 2021.

Keith R. Sawyers 2017 Revocable Trust

By Mark W. Sawyers
Mark W. Sawyers, as Trustee

STATE OF IOWA, COUNTY OF Polk ss:

This record was acknowledged before me on Nov 4, 2021, by Mark W. Sawyers, Trustee of the above-entitled trust.



Laura L. May
Signature of Notary Public