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Book 2021 Page 4837 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

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

<sup>3</sup>/<sub>5</sub> **Taxpayer Information:** Miranda J. Broeker, 65 East High Street, Winterset, IA 50273

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

**Grantors:** Roland Dean Molln as trustee of Roland Dean Molln Revocable Trust dated October  
16, 2018

**Grantees:** Miranda J. Broeker

**Legal Description:** See Page 2

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



**TRUSTEE WARRANTY DEED**

For the consideration of One Dollar (s) and other valuable consideration, Roland Dean Molln, Trustee of Roland Dean Molln Revocable Trust dated October 16, 2018 , does hereby Convey to Miranda J. Brocker the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Four (4) of T. D. Jones Addition to the Town of Winterset, Madison County, Iowa.



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

This deed is in fulfillment of Real Estate Contract dated November 25, 2014, and filed November 26, 2014, in Book 2014, Page 3014 of the Recorder's Office of 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: 11-15-21

Roland Dean Molln Revocable Trust dated October 16, 2018

By Roland Dean Molln  
Roland Dean Molln, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Nov. 15, 2021, by Roland Dean Molln, Trustee of the above-entitled trust.

William Mark Dickey  
Signature of Notary Public

