BK: 2021 PG: 4994

Recorded: 12/8/2021 at 12:10:13.0 PM

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**County Recording Fee: \$17.00** 

Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$1,087.20 LISA SMITH RECORDER Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-5724

Mail tax statements and return documents to: Craig W. Jensen and Tammy J. Jensen, 4711 Cherrywood Ln, Winterset, IA 50273

## TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Robert E. Meade and Susan A. Meade, as Trustees of the Robert and Susan Meade Revocable Trust dated the 8th day of April, 2021, does hereby convey unto Craig W. Jensen and Tammy J. Jensen, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Thirty (30) of Cedar Woods Plat One (1) located in the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa.

## SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant 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 Grantors, the persons creating the Trust were under no disability or infirmity at the time the Trust was created; that the transfer by the Trustees to

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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.

In addition to the foregoing, the Grantors further swear or affirm as follows:

- We are the Trustees of the above-named Trust, to which the above-described real estate was 1. conveyed pursuant to an instrument recorded on June 4, 2021, in Book 2021, Page 2307, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
- We are the presently-existing Trustees under the Trust and we are authorized to transfer the 2. above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
- The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the 3. above-described real estate, free and clear of any adverse claims.
- The grantors of the Trust are alive. 4.
- The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are 5. deceased.

Words and phrases herein, including ackular or plural number, and as masculine or fe	knowledgment hereof, shall be construed as in the eminine gender, according to the context.
	Robert and Susan Meade Revocable Trust dated the 8th day of April, 2021  BY Low Language Robert E. Meade Trustee  BY: Subm A Mush Susan A. Meade Trustee
STATE OF FOWA  COUNTY OF Polk  This instrument was acknowledged before Meade as Trustee and Susan A. Meade as Trust dated the 8th day of April, 2021.	me on <u>December 11, 2021</u> by Robert E. Trustee of the Robert and Susan Meade Revocable

Notary Public in and for said State

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