



Document 2021 572

Book 2021 Page 572 Type 03 001 Pages 3

Date 2/11/2021 Time 11:49:10AM

Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$300.00 ANNO

Rev Stamp# 51 DOV# 57 SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

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

\$187,720⁰⁰

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

5/12

Taxpayer Information: George R. Edwards II and Lara Nicole Edwards, 3032 Settlers Trail, Winterset, IA 50273

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

Grantors: Todd C. Town and Deborah A. Town as Trustees of Town Family Trust dated August 28, 2000

Grantees: George R. Edwards, II and Lara Nicole Edwards


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Eighty-Seven Thousand Seven Hundred Twenty Dollar(s) (\$187,720.00) and other valuable consideration, Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000, do hereby Convey to George R. Edwards, II and Lara Nicole Edwards, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "F" located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Four (4); AND in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), ALL in Township Seventy-Four (74) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 49.40 acres, as shown in Amended Plat of Survey filed in Book 2021, Page 304 on January 25, 2021, in the Office of the Recorder 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: 2/9/2021

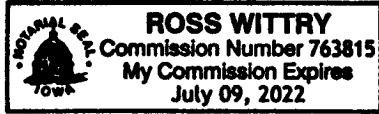
Town Family Trust

By Todd C. Town Trustee
Todd C. Town, as Trustee

By Deborah A. Town Trustee
Deborah A. Town, as Trustee

STATE OF IOWA, COUNTY OF MADISON

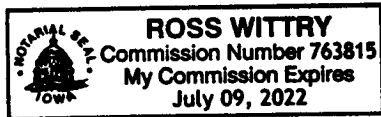
This record was acknowledged before me on February 9, 2021, by Todd C. Town, Trustee of the above-entitled trust.



Ross Wittry
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 9, 2021, by Deborah A. Town, Trustee of the above-entitled trust.



Ross Wittry
Signature of Notary Public