



Document 2022 1436

Book 2022 Page 1436 Type 03 001 Pages 3
Date 5/17/2022 Time 11:38:25AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$327.20
Rev Stamp# 167 DOV# 161

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$205,000

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

Preparer Information:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

$\frac{2}{4}$

Taxpayer Information:

Brad Smelley and Anna Claire Smelley, 519 W. Filmore Street, Winterset, IA 50273

Return Document To:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Deanne Steffens and Gregory W. Steffens as Co-Trustees of Deanne Steffens Trust and Successors
in Trust;

and,

Gregory W. Steffens and Deanne Steffens as Co-Trustees of Gregory W. Steffens Trust and
Successors in Trust

Grantees:

Brad Smelley
Anna Claire Smelley

Legal Description: See Page 2

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



TRUSTEE WARRANTY DEED

For the consideration of \$205,000.00 Dollar(s) and other valuable consideration, Deanne Steffens and Gregory W. Steffens, Co-Trustees of Deanne Steffens Trust and Successors in Trust; and Gregory W. Steffens and Deanne Steffens, Co-Trustees of Gregory W. Steffens Trust and Successors in Trust, do hereby Convey to Brad Smelley and Anna Claire Smelley, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Two (2) of A. B. Shriver's Addition to the Town of Winterset, Madison County, Iowa.



The Grantors hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Trusts pursuant to which the transfer is made are duly executed and in existence; that to the knowledge of the Grantors the persons creating the Trusts were under no disability or infirmity at the time the Trusts were created; that the transfer by the Co-Trustees to the Grantees is effective and rightful; and that the Co-Trustees know of no facts or legal claims which might impair the validity of the Trusts 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: April 26, 2022.

Deanne Steffens Trust and Successors in Trust;
and,
Gregory W. Steffens Trust and Successors in Trust

Deanne Steffens
Deanne Steffens, as Co-Trustee of the Deanne Steffens Trust and Successors in Trust; and, as Co-Trustee of the Gregory W. Steffens Trust and Successors in Trust

Gregory W. Steffens
Gregory W. Steffens, as Co-Trustee of the Deanne Steffens Trust and Successors in Trust; and, as Co-Trustee of the Gregory W. Steffens Trust and Successors in Trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 27, 2022, by Deanne Steffens as Co-Trustee of the Deanne Steffens Trust and Successors in Trust; and, as Co-Trustee of the Gregory W. Steffens Trust and Successors in Trust.



Carla J Vasey
Signature of Notary Public

STATE OF ARIZONA, COUNTY OF Maricopa

This record was acknowledged before me on April 24, 2022, by Gregory W. Steffens as Co-Trustee of the Deanne Steffens Trust and Successors in Trust; and, as Co-Trustee of the Gregory W. Steffens Trust and Successors in Trust.



Elizabeth Seavello
Signature of Notary Public