



Document 2022 1473

Book 2022 Page 1473 Type 03 001 Pages 3

Date 5/19/2022 Time 11:06:33AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$82.40

Rev Stamp# 177

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$52,000

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

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

Taxpayer Information: Randall Lee and Barbara Lee, 405 E. North St., Winterset, IA 50273

Return Document To: Randall Lee, 405 E. North St., Winterset, IA 50273

Grantors: Larry E. Huff and Sharon L. Huff as co-trustees of Larry E. Huff and Sharon L. Huff
Trust dated October 21, 2011

Grantees: Randall Lee and Barbara Lee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Fifty-Two Thousand Dollar(s) and other valuable consideration, Larry E. Huff and Sharon L. Huff, Co-Trustees of Larry E. Huff and Sharon L. Huff Trust dated October 21, 2011, does hereby Convey to Randall Lee and Barbara Lee, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East Sixty-six (66) feet of Lot Ten (10) of Depot Addition to the Town of Winterset, Madison County, Iowa.

This Deed is given in full satisfaction of a Real Estate Contract dated July 10, 2013, and filed July 11, 2013, in Book 2013, Page 2053 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: 5/18/2022.

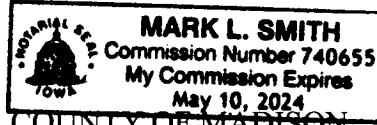
Larry E. Huff and Sharon L. Huff Trust dated
October 21, 2011

By Larry E Huff
Larry E. Huff, as Trustee *Trustee*

By Sharon L Huff
Sharon L. Huff, as Trustee *Trustee*

STATE OF IOWA, COUNTY OF MADISON

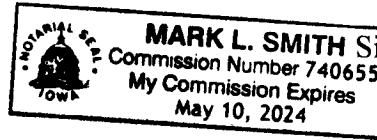
This record was acknowledged before me on 5/18/2022,
by Larry E. Huff, Trustee of the above-entitled trust.



Mark L. Smith
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/18/2022,
by Sharon L. Huff, Trustee of the above-entitled trust.



Mark L. Smith
Signature of Notary Public