

CONSIDERATION \$285,000.00

BK: 2022 PG: 1830
Recorded: 6/20/2022 at 8:28:17.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$455.20
LISA SMITH RECORDER
Madison County, Iowa

**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: Emily M. Kessler and James W. Kessler, 1525 S. 4th Avenue,
Winterset, IA 50273

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

Grantors: Brian L. Sutton and Kelly L. Sutton Family Living Trust

Grantees: Emily M. Kessler and James W. Kessler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Two Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Brian L. Sutton and Kelly L. Sutton, Trustees of the Brian L. Sutton and Kelly L. Sutton Family Living Trust do hereby Convey to Emily M. Kessler and James W. Kessler, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Nine (9) of Sunset Acres, Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa.

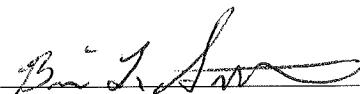
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 06-08-22

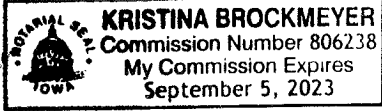
Brian L. Sutton and Kelly L. Sutton Family
Living Trust

By 
Brian L. Sutton, Trustee

By 
Kelly L. Sutton, Trustee

STATE OF IOWA, COUNTY OF MADISON

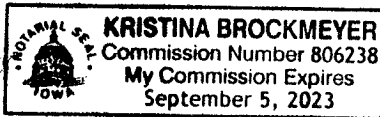
This record was acknowledged before me on June 8, 2022, by Brian L. Sutton, Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 8, 2022, by Kelly L. Sutton, Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public