



Document 2022 2435

Book 2022 Page 2435 Type 03 001 Pages 2

Date 8/15/2022 Time 12:39:25PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$79.20

ANNO

Rev Stamp# 309 DOV# 301

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$50,000

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

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

<sup>1</sup>/<sub>3</sub> **Taxpayer Information:** Bradley M. Allen and Jill M. Allen, 2532 265th Street, Peru, IA 50222

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

**Grantors:** James and Virginia Engler Revocable Trust

**Grantees:** Bradley M. Allen and Jill M. Allen

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, James A. Engler, Trustee of the James and Virginia Engler Revocable Trust, does hereby Convey to Bradley M. Allen and Jill M. Allen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.29 acres, as shown in Plat of Survey filed in Book 2014, Page 796 on April 7, 2014, 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.

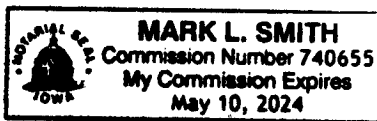
Dated: 8/15/2022

James and Virginia Engler Revocable Trust

By James A. Engler, Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 8/15/2022, by James A. Engler, Trustee of the above-entitled trust.



Signature of Notary Public