



BK: 2022 PG: 2742
Recorded: 9/19/2022 at 10:50:22.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$279.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$175,000



TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641)
743-2175

Taxpayer Information: (Name and complete address)

AMW Holdings LLC, P.O. Box 12, Booneville, IA 50038

Return Document To: (Name and complete address)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849

Grantors:

Larry E. Huff
Sharon L. Huff

Grantees:

AMW Holdings LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One (1.00) Dollar(s) and other valuable consideration, Larry E. Huff and Sharon L. Huff (Trustee) (Co-Trustees) of the Larry E. Huff and Sharon L. Huff Trust Dated October 21, 2011 does hereby convey to AMW Holdings LLC

the following described real estate in Madison County, Iowa: Lot One (1) of Huff's Addition to the City of Winterset, Madison County, Iowa EXCEPT a tract of land located therein and more particularly described as follows, to-wit: Commencing at the Northeast Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, (36), thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 659.53 feet; thence South 00°20'55" East, 115.94 feet to the point of beginning; thence continuing South 00°20'55" East, 211.35 feet; thence South 90°00'00" East, 14.01 feet; thence North 00°02'47" West, 210.50 feet; thence along the South Highway Right of Way line, North 86°47'11" West, 15.15 feet to the point of beginning, containing 0.071 acres.

In Compliance with Real Estate Contract dated July 7, 2017, filed August 2, 2017 in Book 2017 Page 2373 in the Office of the Madison County Recorder.

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 July 28, 2017.

Two horizontal lines for signature or stamp.

Larry E Huff
Larry E. Huff

As (Trustee) (Co-Trustee) of the above-entitled trust

Sharon L Huff
Sharon L. Huff

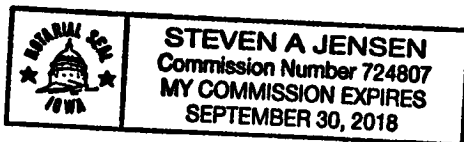
As (Trustee) (Co-Trustee) of the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on July 28, 2017, by Larry E. Huff and Sharon L. Huff

As (~~Trustee~~) (Co-Trustee) of the above entitled trust.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____.

As (~~Trustee~~) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public