



Document 2022 908

Book 2022 Page 908 Type 03 001 Pages 2

Date 3/29/2022 Time 3:03:00PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$424.80

Rev Stamp# 104 DOV# 99

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$266,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (0765ROGI)

✓ **Return To:** Ysabelle Kanagy, 607 W Benton St, WINTERSET, IA 50273

Taxpayer Information: Ysabelle Kanagy, 607 W Benton St, WINTERSET, IA 50273

*V01123698-MDK
P2201202*

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Larry Dale Stout and Junell Dee Stout Revocable Trust**, do hereby convey to **Ysabelle Kanagy, a single person, and Trent Johnson, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Ten (10) and the East Half (E 1/2) of Lot Eleven (11) of BOND-PETERSON PLACE, an Addition to the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: March 25, 2022

Larry Dale Stout and Junell Dee Stout
Revocable Trust

By: Larry Dale Stout, Trustee
Larry Dale Stout, Trustee

By: Junell Dee Stout, Trustee
Junell Dee Stout, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on 3/25/22, by
Larry Dale Stout and Junell Dee Stout as Trustees of the Larry Dale Stout and Junell Dee Stout
Revocable Trust.

Jessica Vandewater
Notary Public in and for said State

