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Book 2022 Page 98 Type 03 001 Pages 2

Date 1/07/2022 Time 3:19:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 6 DOV# 5

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$ 210,000

**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:** William Powell and Jerry England, 916 W. Jefferson Street, Winterset,  
IA 50273

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

**Grantors:** David G. Freligh as Trustee of Freligh Family Trust Agreement dated November 10,  
2004

**Grantees:** William Powell and Jerry England

**Legal Description:** See Page 2

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



**TRUSTEE WARRANTY DEED**

For the consideration of Two Hundred Ten Thousand Dollar(s) and other valuable consideration, David G. Freligh as Trustee of Freligh Family Trust Agreement dated November 10, 2004, does hereby Convey to William Powell and Jerry England, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 303 on November 7, 1996 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.

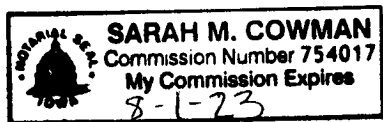
Dated: 1/7/2022

Freligh Family Trust Agreement dated  
November 10, 2004

By *David G. Freligh*  
David G. Freligh as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-7-22, by David G. Freligh, Trustee of the above-entitled trust.



*Sarah M. Cowman*  
Signature of Notary Public