

BK: 2023 PG: 1180
Recorded: 5/30/2023 at 10:17:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$943.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$590,000.00

**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: Ryan Shabino and Nicole Shabino, 3263 Cumming Road, Cumming,
IA 50061

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

Grantors: Roach Family Trust

Grantees: Ryan Shabino and Nicole Shabino

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Five Hundred Ninety Thousand Dollar(s) and other valuable consideration, Mary Roach, Trustee of Roach Family Trust, does hereby Convey to Ryan Shabino and Nicole Shabino, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the SE 1/4 of Section 11, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa containing 5.00 acres, as shown in Plat of Survey filed in Book 2, Page 486 on July 26, 1994 in the Madison County Recorder's Office.

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.

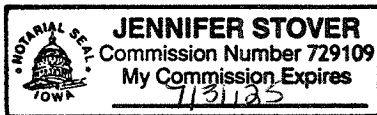
Dated: 5-24-23

Roach Family Trust

By Mary Roach, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/24/23 by Mary Roach, Trustee of the above-entitled trust.



Signature of Notary Public