



Document 2023 3182

Book 2023 Page 3182 Type 03 001 Pages 2

Date 12/27/2023 Time 1:11:01PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$599.20 ANNO

Rev Stamp# 449 DOV# 449 SCAN

BRANDY MACUMBER. COUNTY RECORDER CHEK

MADISON COUNTY IOWA

**Return To:** Charles W. Gordon and Brooke E. Gordon, 1718 S. 4th Avenue, Winterset, Iowa 50273


**Taxpayer:** Charles W. Gordon and Brooke E. Gordon, 1718 S. 4th Avenue, Winterset, Iowa 50273

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



### TRUSTEE WARRANTY DEED

For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration Corey W. Utsler and Stephen B. Utsler, Trustees of the Larry H. Utsler and Michelle J. Utsler Family Trust Dated June 12, 2019, a Trust organized and existing under the laws of Iowa, does hereby Convey to Charles W. Gordon and Brooke E. Gordon as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Seven Oaks Subdivision, located in the West Half (1/2) of the Southeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND a portion of Lot Two (2) of said Seven Oaks Subdivision containing 1.874 Acres, as shown in Plat of Survey filed in Book 2, Page 288 on January 27, 1992 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.

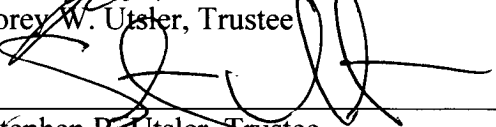
Words and phrases herein, including the acknowledgment hereof, shall be construed as in

the singular or plural number, according to the context.

Dated: Dec. 16, 2023.

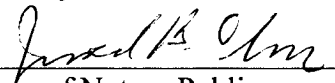
Larry H. Utsler and Michelle J. Utsler Family  
Trust Dated June 12, 2019, an Iowa

By   
Corey W. Utsler, Trustee

By   
Stephen B. Utsler, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec. 16, 2023,  
by Corey W. Utsler and Stephen B. Utsler as Trustees, of Larry H. Utsler and Michelle J. Utsler  
Family Trust Dated June 12, 2019.

  
Signature of Notary Public

