



Document 2013 2652

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Date 9/10/2013 Time 9:42 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$39.20

Rev Stamp# 265 DOV# 272

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Steven C. Sawyers, 1233 State Highway 92, Winterset, IA 50273

Return Document To: (Name and complete address)

Homefront Real Estate, 67 Jefferson, Winterset, IA 50273

Grantors:

David G. Freligh, Trustee
Peggy Jean Freligh, Trustee

Grantees:

Steven C. Sawyers

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of -----\$25,000.00----
Dollar(s) and other valuable consideration,
David G. Freligh and Peggy Jean Freligh
~~Trustee~~ (Co-Trustees) of The Freligh Family Trust, Under Trust Agreement Dated November 10,
2004
does hereby convey to
Steven C. Sawyers

the following described real estate in Madison County, Iowa:

Lot Four (4) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset,
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 this 9 day of Sept., 13.

The Freligh Family Trust, Under Trust Agreement Dated November 10, 2004

By: _____
(title)

David G. Freligh
David G. Freligh

By: _____
(title)

Peggy Jean Freligh
Peggy Jean Freligh

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

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

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on Sept 9, 2013, by
David G. Freligh and Peggy Jean Freligh, Trustees of The Freligh Family Trust Under
Agreement Dated November 10, 2004



Sarah M. Cowman
Notary Public