



Document 2015 1744

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Rev Transfer Tax \$62.40
Rev Stamp# 184

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer Information: Cheryl A. McNeal, 222 - 3rd Street SE, Ste 302, Cedar Rapids, IA Ph. 319-363-8827

After recording return to: Contract Exchange Corporation, PO Box 8162, Cedar Rapids, IA 52408

Address Tax Statements: Jason E. & Heather Cole, 3358 Rustic Trail, Truro, IA 50257-8038

\$39,500

TRUSTEE'S DEED

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and Other Valuable consideration, **Anthony E. Schubert, as Trustee of the Eugene and Dorothy Schubert Living Trust**, in representative capacity designated below, hereby conveys to: **Jason E. Cole and Heather Cole, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

The North Twenty Acres of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2004, Page 1468 on April 6, 2004 in Office of the Recorder of Madison County, Iowa.

Locally known as: 3358 Rustic Trail, Truro, Iowa

This deed is given in fulfillment of a certain real estate contract filed on April 29, 2004 in Book 2004, Page 1919 of the records of the Madison County, Iowa 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 grantee 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.

This Deed is exempt from declaration of value and groundwater hazard statements being a Deed in fulfillment of a real estate contract.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, as masculine, feminine or neuter gender, according to the contract.

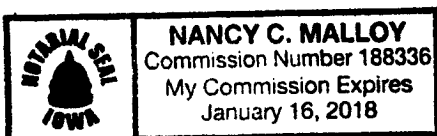
Dated this 22nd day of June, 2015.

Eugene and Dorothy Schubert Living Trust

By: Anthony E. Schubert, Trustee
Anthony E. Schubert, Trustee

State of Iowa; Linn County ss:

On this 22nd day of June, A.D., 2015, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Anthony E. Schubert, to be known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.



Nancy C Malloy
Notary Public in and for said County and said State