



Document 2015 2584

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Date 9/03/2015 Time 12:38:56PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$188.00

Rev Stamp# 323 DOV# 337

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$118,000

**Preparer Information:** (Name, address and phone number)

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

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**Taxpayer Information:** (Name and complete address)

Dennis Hakes and Tonya Hakes, 817 North 6th Avenue, Circle Winterset, IA 50273

**E** **Return Document To:** (Name and complete address)

Dennis and Tonya Hakes, 817 North 6th Avenue Circle, Winterset, IA 50273

**Grantors:**

The Freligh Family Trust

**Grantees:**

Dennis Hakes

Tonya Hakes

**Legal description:** See Page 2

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



### TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of -----\$118,000.00----- Dollar(s)  
and other valuable consideration, David G. Freligh and Peggy Jean Freligh

~~(Trustee)~~ (Co-Trustees) of The Freligh Family Trust Agreement Dated November 10, 2004

does hereby convey to Dennis Hakes and Tonya Hakes, as Joint Tenants with full Rights of Survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel 13A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common area and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions, and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office 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 this 27 day of August, 2015.

The Freligh Family Trust Agreement Dated November 10, 2004

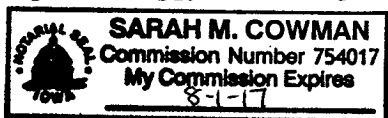
By: \_\_\_\_\_ (title) David G. Freligh

By: \_\_\_\_\_ (title) 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 record was acknowledged before me this 27 day of August, 2015, by David G. Freligh and Peggy Jean Freligh, Trustees



Sarah M. Cowman  
Signature of Notary Public