



Document 2016 165

Book 2016 Page 165 Type 03 001 Pages 2

Date 1/19/2016 Time 1:26:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$80.80

Rev Stamp# 23 DOV# 23

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

\$51,000⁰⁰



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Valerie Cramer, 1163 24th St. Ste 200, Des Moines, IA 50311, Phone: (515) 255-1444

Taxpayer Information: (Name and complete address)

Sam Saluri, 6908 New York Avenue, Urbandale, IA 50322

Return Document To: (Name and complete address)

Sam Saluri, 6908 New York Avenue, Urbandale, IA 50322

Grantors:

Todd C. Town and Deborah A. Town

Grantees:

Sam A. Saluri, a single person

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of One Dollar(s)
and other valuable consideration, Todd C. Town and Deborah A. Town

(Trustee) (Co-Trustees) of Town Family Trust Dated August 28, 2000

does hereby convey to Sam A. Saluri, a single person the following

described real estate in Madison County, Iowa: Parcel "B" located in the Northwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-Four (74) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 11.86 acres, as shown in the Plat of Survey filed in Book 2011, Page 673 on March 11, 2011, 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 this 17th day of January, 2016.

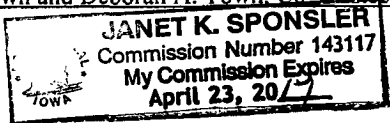
Town Family Trust Dated August 28, 2000

By: _____ (title) Todd C. Town
Todd C. Town

By: _____ (title) Deborah A. Town
Deborah A. Town

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 17 day of January, 2016,
by Todd C. Town and Deborah A. Town, Co-Trustees of the Town Family Trust Dated August 28, 2000



Janet K. Sponsler
Signature of Notary Public