



Document 2016 1233

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Date 5/11/2016 Time 10:50:27AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$224.80

Rev Stamp# 163 DOV# 170

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

**TRUSTEE WARRANTY DEED
AND
AFFIDAVIT OF TRUSTEE
Recorder's Cover Sheet**

\$141,000

Preparer Information:

Christopher J. Langpaul, 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information:

Eugene V. Reed and Evelyn M. Reed, 10562 Neon Rd., Maynard, IA 50655

✓ **Return Address**

Christopher J. Langpaul, 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

Grantors:

Town Family Trust dated August 28, 2000

Grantees:

Eugene V. Reed and Evelyn M. Reed

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED AND
AFFIDAVIT OF TRUSTEE

LEGAL: Parcel "H", a part of Parcel "G", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), ALL in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 21.06 acres, as shown in Plat of Survey filed in Book 2016, Page 1038 on April 22, 2016, in the Office of the Recorder of Madison County, Iowa (the "Real Estate").

For the consideration of ONE Dollar(s) and other valuable consideration, **Todd C. Town and Deborah A. Town, as Co-Trustee of the Town Family Trust dated August 28, 2000** does hereby convey to **Eugene V. Reed and Evelyn M. Reed, a married couple, as joint tenants with full rights of survivorship and not as tenants in common** the above-described Real Estate.

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 as follows:

1. I am the currently authorized Trustee under the **Town Family Trust dated August 28, 2000** (the "Trust"), which is the current titleholder of the above-described Real Estate. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. I am the presently existing Trustee under the Trust and I am authorized to deed this above-described Real Estate to the Grantee without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the Real Estate free and clear of any adverse claims.
4. The grantor(s) of the trust is/are alive.
5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 5.6.16

Todd C. Town
Todd C. Town, Co-Trustee
Town Family Trust dated August 28, 2000

Deborah A. Town
Deborah A. Town, Co-Trustee
Town Family Trust dated August 28, 2000

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 6th day of May, 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

