



Document 2016 1513

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Date 6/02/2016 Time 8:42:16AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$396.00

Rev Stamp# 197 DOV# 205

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$248,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Dean A. Schantz and Kathryn A. Schantz, 823 N. 9th Avenue, Winterset, IA 50273

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

Dean A. Schantz and Kathryn A. Schantz, 823 N. 9th Avenue, Winterset, IA 50273

Grantors:

Robert M. Young, Trustee

Grantees:

Dean A. Schantz

Kathryn A. Schantz

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$248,000.00 Dollar(s) and other valuable consideration, Robert M. Young

(Trustee) (Co-Trustees) of the Dixie Kay Young Trust Created Under Trust Agreement dated May 30, 2001

does hereby convey to Dean A. Schantz and Kathryn A. Schantz, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa: Lot Five (5) of Corkrean & Watts Addition Plat Two (2), 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 on 5/23/16

Dixie Kay Young Trust Created Under Trust Agreement dated May 30, 2001

By: (title)

Robert M. Young (signature)

By: (title)

As (Trustee) (Co-Trustee) of The above entitled trust

As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF Johnson

This record was acknowledged before me on May 23, 2016, by Robert M. Young, Trustee

Signature of Notary Public (signature)

