



Document 2016 1702

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Date 6/17/2016 Time 3:53:27PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$388.80

Rev Stamp# 220 DOV# 225

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$243,500

Preparer Information: (Name, address and phone number)

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

3/5

Taxpayer Information: (Name and complete address)

Jeff and Kim Gray, 907 North 14th Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

Jeff and Kim Gray, 907 North 14th Avenue, Winterset, IA 50273

Grantors:

The Kennedy Family Trust,
Dated October 25, 1995

Grantees:

Jeffrey J. Gray
Kimberly M. Gray

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$243,500.00 Dollar(s) and other valuable consideration, Robert N. Kennedy

(Trustee) (Co-Trustees) of the The Kennedy Family Trust Dated October 25, 1995

does hereby convey to Jeffrey J. Gray and Kimberly M. Gray, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lot Two (2) in Block Five (5) of Birchwood Estates Plat No. 1, 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 6-16-16

The Kennedy Family Trust Dated October 25, 1995

By: Robert N. Kennedy 1st TRUSTEE (title)

Robert N. Kennedy, Trustee

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 MADISON

This record was acknowledged before me on 6-16-16, by Robert N. Kennedy, Trustee



Signature of Notary Public