



Document 2016 2564

Book 2016 Page 2564 Type 03 001 Pages 3

Date 9/01/2016 Time 3:24:39PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,064.80

Rev Stamp# 338

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$665,850

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

$\frac{3}{4}$

Taxpayer Information: (Name and complete address)

Brian L. Young and Chasity Young, 15183 20th Avenue, St. Charles, IA 50240

Return Document To: (Name and complete address)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

Joseph G. Grossman Trust

Grantees:

Brian L. Young
Chasity Young

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$665,850.00 Dollar(s) and other valuable consideration, Joseph G. Grossman and Susan G. Miller

(Trustee) (Co-Trustees) of the Joseph G. Grossman Trust dated December 23, 2010,

does hereby convey to Brian L. Young and Chasity Young, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described

real estate in Madison County, Iowa: Parcel "M" in Section 13, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed on March 9, 2010, in Book 2010, Page 480, of the Recorder's Office of Madison County, Iowa.

This Deed is given as satisfaction of a Real Estate Contract recorded on March 21, 2016, in Book 2016, Page 668 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 on Sept 7, 2016

* located in the East Half of the Northwest Quarter the West Half of the Northeast Quarter in the Northwest Quarter of the Southeast Quarter Joseph G. Grossman Trust dated December 23, 2010

By: (title)

Signature of Joseph G. Grossman

By: (title)

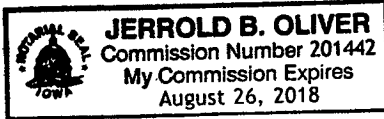
Signature of Susan G. Miller

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

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

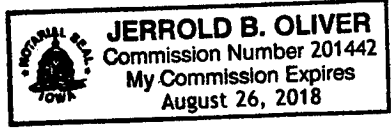
STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on Sept 7, 2016, by Joseph G. Grossman

Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Sept 11, 2016, by Susan G. Miller

Jerrold B. Oliver
Signature of Notary Public



STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

Acknowledgement for Corporate Trustee

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____,
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____,
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public