



Document 2016 3315

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Date 11/03/2016 Time 10:38:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$40.80

Rev Stamp# 443 DOV# 442

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$25,750

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

Taxpayer Information: (Name and complete address)

Michael L. McLaughlin and Kathleen F. McLaughlin, 245 NW Poplar Avenue, Earlham, IA 50072

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

Michael L. McLaughlin and Kathleen F. McLaughlin, 245 NW Poplar Avenue, Earlham, IA 50072

Grantors:

Beverly J. Reinert

Grantees:

Michael L. McLaughlin

Kathleen F. McLaughlin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$25,750.00 Dollar(s) and other valuable consideration, Beverly J. Reinert

(Trustee) (Co-Trustees) of the Beverly J. Reinert Revocable Trust dated February 3, 2015 does hereby convey to Michael L. McLaughlin and Kathleen F. McLaughlin, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa: The East 45 1/2 feet of the West 91 feet of Lots Nine (9) and Ten (10) in Block Five (5) of the Original Town of Earlham, 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 10-28-2016

Beverly J. Reinert Revocable Trust dated February 3, 2015

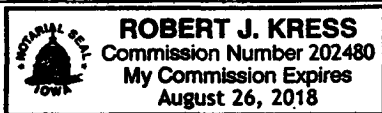
By: Beverly J. Reinert (title)

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 This record was acknowledged before me on 10-28-2016 by Beverly J. Reinert



Signature of Notary Public