



Document 2017 189

Book 2017 Page 189 Type 03 001 Pages 3

Date 1/17/2017 Time 12:36:19PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$827.20

Rev Stamp# 23 DOV# 29

INDX

ANNO

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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$517,500

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

$\frac{d}{4}$

Taxpayer Information: (Name and complete address)

Autumn Farms, LLC, c/o City State Bank, 801 Main Street, Norwalk, IA 50211

Return Document To: (Name and complete address)

Autumn Farms, LLC, c/o City State Bank, 801 Main Street, Norwalk, IA 50211

Grantors:

Mark C. Grossman Trust

Grantees:

Autumn Farms, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$517,500.00 Dollar(s) and other valuable consideration, Mark C. Grossman (Trustee) (Co-Trustees) of the Mark C. Grossman Living Trust dated December 27, 2011 does hereby convey to Autumn Farms, LLC the following described real estate in Madison County, Iowa: See description attached.

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 1/6/17

Mark C. Grossman

By: (title)

Handwritten signature of Mark C. Grossman and printed name Mark C. Grossman

By: (title)

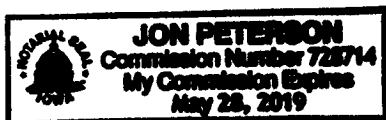
Handwritten signature: Trustee

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 1/6/17, by Jon PETERSON Mark C. Grossman, Trustee of the Mark C. Grossman Living Trust dated December 27, 2011.



Signature of Notary Public

Handwritten signature of Jon Peterson

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 5, and the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Five (5), containing 3.5158 acres; AND EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eight (8), containing 1.4843 acres; both parcels as shown in Plat of Survey filed in Land Deed Book 106, Page 115 on September 16, 1976, in the Office of the Recorder of Madison County, Iowa.



Grantor hereby relinquishes all right, title and interest in and to an easement from Bernice E. Griffith and Robert S. Griffith to Homer Deets dated January 11, 1960, and recorded in Book 89, Page 535 on January 11, 1960.