



Document 2017 312

Book 2017 Page 312 Type 03 001 Pages 3

Date 1/26/2017 Time 3:23:24PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,094.40

Rev Stamp# 42 DOV# 49

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

$\frac{2}{3}$

\$684,125

Preparer Information:

Christopher J. Langpaul, 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information:

James A. Hatch Trust, 4150 Hwy. R57, Norwalk, IA 50211

Return Address

Christopher J. Langpaul, 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

Grantors:

Viola Beth Parrish Revocable Trust No. 2008

Grantees:

James A. Hatch Trust


Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Christopher J. Langpaul, Attorney

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE Dollar(s) and other valuable consideration, **Edwards W. Parrish, Trustee of the Viola Beth Parrish Revocable Trust No. 2008** does hereby convey to **Randy Hatch, Trustee of the James A. Hatch Trust** the following described real estate in **MADISON** County, Iowa:

Parcel "B" located in the East Half (1/2) of the Northwest Quarter (1/4) and in the West Half (1/2) of the Northeast Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 109.449 acres, as shown in Plat of Survey filed in Book 3, Page 157 on November 25, 1997, and shown corrected by Surveyor's Affidavit filed in Book 2017, Page 120 on January 11, 2017 in the Office of the Recorder 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.

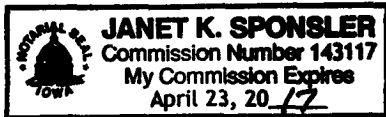
[signature and notary page follows]

Dated: January 25, 2017

Edwards W Parrish
Edwards W. Parrish, Trustee
Viola Beth Parrish Revocable Trust No. 2008

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 25th day of January, 2017,
by Edwards W. Parrish, Trustee of the Viola Beth Parrish Revocable Trust No. 2008.



Janet K Sponsler
Signature of Notary Public