



Document 2017 455

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Marianne Fons, 216 West Jefferson, Winterset, IA 50273

Return Document To: (Name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Marianne Fons Revocable Trust

Grantees:

The Winterset IOWA Theater

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Marianne Fons (Trustee) (Co-Trustees) of the Marianne Fons Revocable Trust does hereby convey to The Winterset IOWA Theater

the following described real estate in MADISON County, Iowa: The North One-Half (N 1/2) of the South Two-Thirds (S 2/3) of Lot Three (3) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa, except the East 12 feet in width thereof for alley purposes. This deed is exempt according to Iowa Code 428A.2(21).

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.

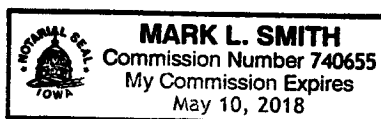
Dated on 2/8/17

Marianne Fons Revocable Trust

By: Marianne Fons (title) Marianne Fons

By: (title) Trustee As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on 2/8/17, by Marianne Fons, Trustee



Signature of Notary Public