



Document 2017 767

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Date 3/08/2017 Time 11:47:51AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$519.20

Rev Stamp# 99 DOV# 102

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

\$325,000

**Preparer Information:** (Name, address and phone number)

Mark A. Critelli, 2924 104th Street, Urbandale, IA 50322, Phone: (515) 255-8750

2/4

**Taxpayer Information:** (Name and complete address)

Kevin R. & Jane A. Snodgrass ~~3222 Woodbrook Lane, New Virginia, IA 50210~~

12837 Hickory Ct. Clive, IA 50325

515-250-3480

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

Mark A. Critelli, 2924 104th Street, Urbandale, IA 50322

**Grantors:**

Margaret A. Owen Revocable Living Trust

**Grantees:**

Kevin R. Snodgrass  
Jane A. Snodgrass

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Michael P. Owen (Trustee) (Co-Trustees) of the Margaret A. Owen Revocable Living Trust does hereby convey to Kevin R. Snodgrass and Jane A. Snodgrass, husband and wife

the following described real estate in Madison County, Iowa: The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), described as follows, to wit: Beginning at the Southeast corner of said Section Twenty-five (25), running thence South 85°59'10" West 1317.18 feet along the South line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25) to the Southwest corner thereof, thence North 00°34'11" West 660 feet along the West line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°00'15" East 1323.73 feet to the East line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), thence South 660 feet along the East line to the point of beginning, containing 19.96 acres, more or less, including public roads; AND the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25); AND all that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25) which lies East of the public road running through said forty acre tract.



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 3-6-2017

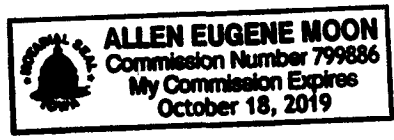
Handwritten signature of Michael P. Owen

Michael P. Owen As (Trustee) (Co-Trustee) of the above-entitled trust

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

STATE OF IOWA, COUNTY OF Polk  
This record was acknowledged before me on 6th day March, 2017, by Michael P. Owen,  
Trustee of the Margaret A Owen Revocable Living Trust

Allen E. Moon  
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