



Document 2017 1636

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Date 5/26/2017 Time 12:19:26PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$197.60

ANNO

Rev Stamp# 203 DOV# 207

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

MFL 34271

\$124,000

Preparer Information: (Name, address and phone number)

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

2
4

Taxpayer Information: (Name and complete address)

Martin L. Ameigh & Mindy L. Gyles, 225 W. Main St., St. Charles, IA 50240

Return Document To: (Name and complete address)

Σ Martin L. Ameigh, 225 West Main Street, St. Charles, IA 50240

Grantors:

Drysdale Family Living Trust

Grantees:

Martin L. Ameigh
Mindy L. Gyles

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of _____ \$124,000.00 _____ Dollar(s) and other valuable consideration, Michael R. Drysdale and Rita L. Drysdale

(Trustee) (Co-Trustees)
of the Drysdale Family Living Trust Dated June 26, 2008

does hereby convey to Martin L. Ameigh and Mindy L. Gyles, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa: Lots Three (3) and Four (4) in Block Seven (7) in Hartman and Young's Addition to the Town of St. Charles, 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 5/24/17

Drysdale Family Living Trust Dated June 26, 2008

Michael R. Drysdale

Michael R. Drysdale as
Michael R. Drysdale *co-trustee*
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Rita L. Drysdale

Rita L. Drysdale as Co-Trustee
Rita L. Drysdale
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____, by Michael R. Drysdale and Rita L. Drysdale, Trustees of the Drysdale Family Living Trust Dtd. 6/26/08.

Sarah M. Cowman
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