



Document 2017 2943

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$298.40

Rev Stamp# 412 DOV# 419

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4625

Mail tax statements and return documents to:

Raul E. Sanchez and Sharon Sanchez, 310 W Carpenter St., Saint Charles, IA 50240

LIN39205

3/5 \$187,000

TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Anna K. Jordison, as Trustee of the Gary L. Jordison and Anna K. Jordison Survivor's Trust, a/k/a Gary L. Jordison and Ann K. Jordison Survivor's Trust**, does hereby convey unto **Raul E. Sanchez and Sharon Sanchez, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common** the following described real estate:

Lot Forty-three (43) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 warrant 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.

In addition to the foregoing, the Grantor further swears or affirms as follows:

- 1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on 2017, in Book 2942, Page 2942, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
- 2. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
- 3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
- 4. The Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Gary L. Jordison and Anna K. Jordison Survivor's Trust

BY: Anna K. Jordison
Anna K. Jordison
Trustee

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on September 14, 2017 by Anna K. Jordison as Trustee of the Gary L. Jordison and Anna K. Jordison Survivor's Trust, a/k/a Gary L. Jordison and Ann K. Jordison Survivor's Trust.

[Signature]
Notary Public in and for said State

