



Document 2017 3026

Book 2017 Page 3026 Type 03 001 Pages 3
Date 9/26/2017 Time 10:34:12AM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$127.20 ANNO
Rev Stamp# 421 DOV# 428 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$80,000⁰⁰



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, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Randall E. Stephens, 216 N. 3rd Avenue, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273

Grantors:

Beverly F. Stephens-Korshun, Trustee

Grantees:

Randall E. Stephens

Legal description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$80,000--- Dollar(s) and other valuable consideration, Beverly F. Stephens-Korshun

(Trustee) (~~Co-Trustees~~)
of the Dalace Gaylene Stephens Irrevocable Trust, Dated September 10, 2013

does hereby convey to Randall E. Stephens, a single person

_____ the following described real estate in Madison County, Iowa: South Half (S1/2) of Lot One (1) and the South Half (S1/2) of the East 26 feet of Lot Two (2), Block Eight (8) of the Original Town of Winterset, 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 9/23/17.

Beverly F. Stephens-Korshun, Trustee
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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

Acknowledgment for Individual Trustee

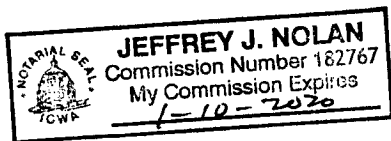
STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 9/23/17, by Beverly F.

Stephens-Korshun, Trustee

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

Jeffrey J. Nolan
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

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

Signature of Notary Public

Acknowledgment 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