



Document 2017 3145

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Date 10/05/2017 Time 8:34:27AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$583.20

Rev Stamp# 433 DOV# 440

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$ 365,000

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

$\frac{2}{4}$

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

Mark and Kayla Hawkins, 722 W. Court Avenue, Winterset, IA 50273

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,

Phone: (515) 462-4912

**Grantors:**

Ahren F. LaFollette, Trustee of the  
Robert G. and Lynn R. LaFollette  
Family Trust under Trust Agreement  
dated January 6, 2009

**Grantees:**

Mark Hawkins  
Kayla Hawkins

**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$365,000.00 Dollar(s) and
other valuable consideration, Ahren F. LaFollette,

(Trustee) (Co-Trustee)
of the Robert G. and Lynn R. LaFollette Family Trust under Trust Agreement dated January 6, 2009,

does hereby convey to Mark Hawkins and Kayla Hawkins, as Joint Tenants with Full Rights of Survivorship
and not as Tenants in Common, the following described

real estate in MADISON County, Iowa: The East 4 acres of the Southeast Quarter (1/4) of the
Southwest Quarter (1/4) of the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter
(1/4) of the Southwest Quarter (1/4) except the East 459.65 feet thereof, in Section Thirty-six (36), Township
Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and except that
part thereof deeded to the State of Iowa for highway purposes.



The following restrictions shall apply to the above-described real estate:

- a. The real estate parcel being conveyed to the Buyers shall remain intact in its entirety. No portion or parcel
thereof shall be separately sold, transferred or conveyed.
b. No additional residences shall be constructed on the real estate parcel being conveyed.

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 September 30, 2017.

\_\_\_\_\_
\_\_\_\_\_

Ahren F. LaFollette
Ahren F. LaFollette
As (Trustee) (Co-Trustee) of
the above-entitled trust

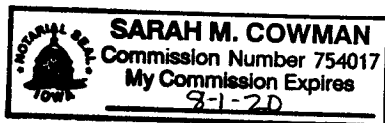
\_\_\_\_\_
As (Trustee) (Co-Trustee) of
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2017, by Ahren F. LaFollette

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



Sarah M. Cowman  
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