

BK: 2018 PG: 110
Recorded: 1/9/2018 at 3:02:37.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700,
Des Moines, IA 50309-8004, Phone: (515) 246-5821

Taxpayer Information:

Kevin E. Reel and Courtney Reel, 3410 Valley Ridge Court, West Des Moines, IA 50265

Return Address

Doyle D. Sanders, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700,
Des Moines, IA 50309-8004

Grantors:

Judith C. Reel Property Management Trust u/a/d 07/1/2008

Grantees:

Kevin E. Reel and Courtney Reel

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, Judith C. Reel, Trustee of Judith C. Reel Property Management Trust u/a/d 07/01/2008 does hereby convey to Kevin E. Reel and Courtney Reel as joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest in the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Seven (7) of West Addition to the Original Town of Winterset, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

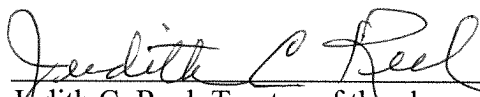
This deed transfers all right, title and interest in the property including rents and all other economic benefits and accoutrements of title deriving from the property effective January 1, 2018.

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.

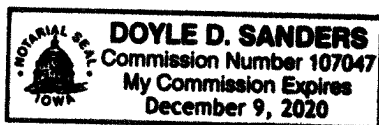
Dated: January 8th, 2018.




Judith C. Reel, Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on January 8th, 2018, by Judith C. Reel, as Trustee of the above-entitled trust.





Signature of Notary Public