



Document 2018 1035

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

#889,687.75

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Todd M. and Karen L. Renaud, 2984 - 142nd Court, Van Meter, IA 50261

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Nicholas J. McNamara Revocable Trust
Under Agreement Dated 3/22/11

Grantees:

Todd M. Renaud
Karen L. Renaud

Legal description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of _____ \$88,968.75 _____ Dollar(s) and
other valuable consideration, Patrick J. McNamara

_____ (Trustee) (~~Co-Trustees~~)
of the Nicholas J. McNamara Revocable Trust

does hereby convey to Todd M. Renaud and Karen L. Renaud,
full rights of survivorship and not as Tenants in Common ~~as Joint Tenants with~~ the following described

real estate in Madison County, Iowa: An undivided one-half interest in and to:
Parcel "D" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section
Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa, containing 28.47 acres, as shown in Plat of Survey filed in Book 2018, Page
663 on March 1, 2018, in the Office of the Recorder of Madison County.

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 March 30, 2018

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

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

Acknowledgment for Individual Trustee

STATE OF MINNESOTA, COUNTY OF Ramsey

This record was acknowledged before me on 03/30/18, by Patrick J.

McNamara

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

Blanca A Morales
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