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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$189,900

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4244

Mail tax statements and return documents to:

Jackson Ray Dixon and Chantel Marie Dixon, 350 NE Cedar Ave, Earlham, IA 50072

LIN44824

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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, **Joyce H. Dunbar, as Trustee of the Joyce H. Dunbar Revocable Trust dated November 30, 2005**, does hereby convey unto **Jackson Ray Dixon and Chantel Marie Dixon, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Thirteen (13) of Clearview Estates Plat 1, an Official Plat in the City of Earlham, 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 January 6, 2006, in Book 2006 Page 94, 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 grantor of the Trust is alive.
5. The Trust is revocable or, if 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.

Joyce H. Dunbar Revocable Trust dated
November 30, 2005

BY: Joyce H. Dunbar
Joyce H. Dunbar
Trustee

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on April 14, 2018 by Joyce H. Dunbar as Trustee of the Joyce H. Dunbar Revocable Trust dated November 30, 2005.

Heather Carey
Notary Public in and for said State

