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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$322.40 ANNO

Rev Stamp# 167 DOV# 168 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4661

Mail tax statements and return documents to:

Johannes D Huizinga and Cornelia J Huizinga, 906 W Filmore St, Winterset, IA 50273

$\frac{2}{3}$ \$202,000

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, **J. Rod Rood and Louise G. Rood, as Trustees of the Rood Living Trust, under Trust Agreement dated July 27, 2007**, does hereby convey unto **Johannes D Huizinga and Cornelia J Huizinga, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Eight B (8B) of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa.



SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors 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 Grantors 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 Grantors further swear or affirm as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on October 2, 2009, in Book 2009, Page 3026, 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. We are the presently-existing Trustees under the Trust and are 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 we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are 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.

Rood Living Trust, under Trust Agreement dated July 27, 2007

BY: J. Rod Rood, TTE
 J. Rod Rood
 Trustee

BY: Louise G. Rood, TTE
 Louise G. Rood
 Trustee

STATE OF Washington)
 COUNTY OF Pierce) SS:

This instrument was acknowledged before me on April 26, 2018 by J. Rod Rood as Trustee and Louise G. Rood as Trustee of the Rood Living Trust, under Trust Agreement dated July 27, 2007.



Kathy Waters
 Notary Public in and for said State