



Document 2018 2222

Book 2018 Page 2222 Type 03 001 Pages 3

Date 7/12/2018 Time 3:58:38PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20
Rev Stamp# 271 DOV# 276

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$215,000.00



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

WF47511

Preparer Information: (Name, address and phone number)

Scott A. Hall, 303 Locust St., Ste 400, Des Moines, IA 50309, Phone: (515) 282-6803

P182738

Taxpayer Information: (Name and complete address)

Derrick W. Duff, 1251 Heritage Avenue, Earlham, IA 50072

Return Document To: (Name and complete address)

Derrick W. Duff, 1251 Heritage Avenue, Earlham, IA 50072

Grantors:

Barbara J. Croy Trust
David M. Croy Trust

Grantees:

Derrick W. Duff
Stephanie S. Duff

Legal description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of _____ Ten _____ Dollar(s) and other valuable consideration, David M. Croy

_____ (Trustee) (~~Co-Trustees~~)

of the Barbara J. Croy Trust dated October 24, 2011 and the David M. Croy Trust dated October 24, 2011 does hereby convey to Derrick W. Duff and Stephanie S. Duff, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, _____ the following described real estate in Madison County, Iowa: Parcel "A", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 283 on July 1, 1998 in the Office of the Recorder of Madison County, Iowa.

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 7-7-2018.

David M. Croy

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

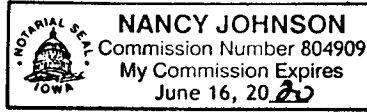
David M. Croy

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

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on July 7, 2018, by David M. Croy

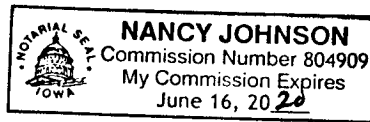
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Nancy Johnson
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on July 7, 2018, by David M. Croy

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



Nancy Johnson
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