

Document 2018 3186

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Rec Amt \$17.00 Aud Amt \$5.00 Rev Transfer Tax \$687.20 Rev Stamp# 421 DOV# 423 **ANNO** SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION Official Form No. 107 Recorder's Cover Sheet

VCU52625

CHEK

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

\$430,000

Trisha Pothoven and Joshua Firle, 2814 201st Trail, Winterset, IA 50273

Return Document To: (Name and complete address)

F. Trisha Pothoven and Joshua Firle, 2814 201st Trail, Winterset, IA 50273

**Grantors:** 

Dennis D. Leuwerke Living Trust dated January 16, 2018

Grantees:

Trisha Pothoven Joshua Firle

Legal description: See Page 2

Document or instrument number of previously recorded documents:



## TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

The Dennis D. Leuwerke Living Trust dated January 16, 2018  loes hereby convey to Trisha Pothoven and Joshua Firle, single individuals, as Joint Tenants with the following described all estate in Madison County, Iowa: Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.113 acres as shown in Amended Platof Survey filed in Book 2001, Page 5084 on November 13, 2001, in the Office of the Recorder of Madison County, Iowa.  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the all estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real tate; that the real estate is free and clear of all liens and encumbrances, except as may be above ated; and grantor covenants to warrant and defend the real estate against the lawful claims of all servers and successors.	for the consideration of	\$430,000.000	Dollar(s) and
f the Dennis D. Leuwerke Living Trust dated January 16, 2018 loes hereby convey to Trisha Pothoven and Joshua Firle, single individuals, as Joint Tenants with ull Rights of Survivorship and Not as Tenants in Common the following described all estate in Madison County, Iowa: Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.113 acres as shown in Amended Platof Survey filed in Book 2001, Page 5084 on November 13, 2001, in the Office of the Recorder of Madison County, Iowa.  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the all estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real tate; that the real estate is free and clear of all liens and encumbrances, except as may be above ated; and grantor covenants to warrant and defend the real estate against the lawful claims of all presons, except as may be above stated.  The grantor further warrants to the grantees all of the following: That the trust pursuant to thich the transfer is made is duly executed and in existence; that to the knowledge of the grantor the preson creating the trust was under no disability or infirmity at the time the trust was created; that the masfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts of gal 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 ingular or plural number, according to the context.  Dated	other valuable consideration, Dennis I	). Leuwerke	
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		As (Trustee) <del>(Co</del>	<del>-Trustee)</del> of
As (Trustee) (Co-Trustee) of		As (Trustee) <del>(Co</del>	<del>-Trustee)</del> of
the above-entitled trust			

## Acknowledgment for Individual Trustee

STATE OFIOWA, COUNTY OF MADISON	
This record was acknowledged before me on	$\frac{27-18}{}$ , by Dennis D.
Leuwerke	
As (Trustee) (Co-Trustee) of the above entitled trust.  SARAH M. COWMAN  Commission Number 754017  My Commission Expires	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  STATE OF, COUNTY OF  This record was acknowledged before me on	
as	,
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	
-C	,
As (Trustee) (Co-Trustee) of the above entitled trust.	
	Signature of Notary Public