



Document 2018 3186

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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$687.20 ANNO

Rev Stamp# 421 DOV# 423 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



\$430,000

**TRUSTEE WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

UCU52025

**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)

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

**Return Document To:** (Name and complete address)

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)**

For the consideration of ---\$430,000.000--- Dollar(s) and other valuable consideration, Dennis D. Leuwerke

(Trustee) (~~Co-Trustees~~)  
of the Dennis D. Leuwerke Living Trust dated January 16, 2018

does hereby convey to Trisha Pothoven and Joshua Firle, single individuals, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real 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 Plat of 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 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: 9-27-18

\_\_\_\_\_

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

\_\_\_\_\_

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

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-27-18, by Dennis D.

Leuwerke

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



Sarah M Cowman  
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