



Document 2018 3512

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20

Rev Stamp# 462 DOV# 463

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$ 330,000

**Preparer Information:** (Name, address and phone number)

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

**Taxpayer Information:** (Name and complete address)

Rachelle D. Keller, 1569 105th Street, Earlham, IA 50072

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

Rachelle D. Keller, 1569 105th Street, Earlham, IA 50072

**Grantors:**

Karen Henke, Trustee of the Sybil E. Witt Trust dated  
November 23, 1987 as amended and restated  
June 17, 2005

**Grantees:**

Rachelle D. Keller  
Dwayne R. Keller

**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, Karen Henke

\_\_\_\_\_ (Trustee) (~~Co-Trustees~~)

of the Sybil E. Witt Trust dated November 23, 1987 as amended and restated June 17, 2005

does hereby convey to Rachelle D. Keller and Dwaine R. Keller, 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: Lot Three (3) of Godby Subdivision located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., 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 OCT 29 2018.

\_\_\_\_\_

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

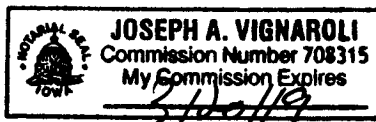
\_\_\_\_\_

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

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF POLK  
This record was acknowledged before me on Oct 29 2018, by Karen Henke

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



[Signature]  
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