

BK: 2018 PG: 3627
Recorded: 11/9/2018 at 2:34:04.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,135.20
LISA SMITH RECORDER
Madison County, Iowa



Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (3552RSS)
Return To: David A. Koch, 1421 120th Street, Earlham, IA 50072
Taxpayer Information: David A. Koch, 1421 120th Street, Earlham, IA 50072

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Claudia Hoskins and Brad Morford, Trustees of The Marvin Morford Revocable Trust, an undivided half interest** does hereby convey to **David A. Koch, a married person**, the following described real estate in Madison County, Iowa: An undivided one-half interest in and to:

The Southwest Quarter (1/4 of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B", located in the South Half (1/2) of the Southwest Quarter (1/4) of said Section Eleven (11), containing 6.64 acres, more or less, as shown in Amended Plat of Survey filed in Book 3, Page 268 on June 10, 1998, in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 10-26-18

Claudia Hoskins, Trustee of The Marvin Morford Revocable Trust

By: Claudia Hoskins, Trustee
Claudia Hoskins, Trustee



Brad Morford, Trustee of The Marvin Morford Revocable Trust

By: Bradley A. Morford, Trustee

Brad Morford, Trustee

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 26, 2018, by **Claudia Hoskins and Brad Morford, Trustees of The Marvin Morford Revocable Trust.**

Marta McCauley
Notary Public in and for said State

