

BK: 2018 PG: 3913
Recorded: 11/30/2018 at 2:32:03.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$676.80
LISA SMITH RECORDER
Madison County, Iowa



TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information:

Madison Ferguson, LLC, 2799 NW 164th, Clive, IA 50325

Return Address

Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:

Cynthia A. Voorhees Revocable Trust

Grantees:

Madison Ferguson, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Cynthia A. Voorhees, Trustee of Cynthia A. Voorhees Revocable Trust, does hereby convey to Madison Ferguson, LLC the following described real estate in Madison County, Iowa:

Parcel "L" located in the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa containing 49.53 acres, as shown in Plat of Survey filed in Book 2013, Page 3537 on November 22, 2013, in the Office of the Recorder of Madison County, Iowa.

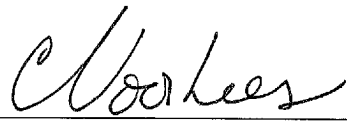
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 11-28-2018.

Cynthia A. Voorhees,
As Trustee of the above-named trust

By: 
Cynthia A. Voorhees, Trustee

STATE OF IOWA, COUNTY OF Dallas

This instrument was acknowledged before me on November 28, 2018, by
Cynthia A. Voorhees as Trustee of Cynthia A. Voorhees Revocable Trust.



Signature of Notary Public

