



Document 2019 260

Book 2019 Page 260 Type 03 001 Pages 4

Date 1/16/2019 Time 11:11:21AM

Rec Amt \$22.00 Aud Amt \$15.00 INDX

Rev Transfer Tax \$531.20 ANNO

Rev Stamp# 17 DOV# 16 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$ 332,312.50

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Paul M. and Tonya K. Schaffer, 725 E. Olivia Terrace, Mustang, OK 73064-4839

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Nicholas J. McNamara Revocable Trust
Under Agreement Dated 3/22/11

Grantees:

Paul M. Schaffer
Tonya K. Schaffer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of -----332,312.50----- Dollar(s) and other valuable consideration, Patrick J. McNamara

(Trustee) (~~Co-Trustees~~)
of the Nicholas J. McNamara Revocable Trust Under Agreement Dated March 22, 2011
does hereby convey to Paul M. Schaffer and Tonya K. Schaffer, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa: An undivided one-half interest in and to:

See Description Attached.

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 1-9-2019.

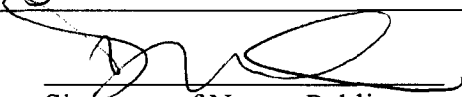
Patrick J. McNamara

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

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

Acknowledgment for Individual Trustee

STATE OF MINNESOTA, COUNTY OF Ramsey
This record was acknowledged before me on January 9th, 2019, by Patrick J. McNamara
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 (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

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D" located therein, as shown in Plat of Survey filed in Book 2018, Page 663 on March 1, 2018 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT the East Two (2) acres thereof; AND the East Half (½) of the Northeast Quarter (¼) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND the West Half (½) of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

