



Document 2019 418

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$119,900

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072
(515) 758-2267

Taxpayer Information: (Name and complete address)

Joseph Anthony and Roberta B. Daggett
320 - 3rd Avenue N.
Winterset, Iowa 50273

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

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Clyde E. Bierma Trust

Grantees:

Joseph Anthony Daggett
Roberta B. Daggett

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$119,900.00 & no/100ths Dollar(s) and other valuable consideration, JoAnn K. Berry

(Trustee) (Co-Trustee)

of the CLYDE E. BIERMA TRUST dated December 3, 2002

does hereby convey to Joseph Anthony Daggett and Roberta B. Daggett, husband and wife, the following described

real estate in Madison County, Iowa: Parcel "A" of the North Street Townhouse Association Regime in the Original Town of Winterset, Madison County, Iowa, AND an undivided interest in the common areas and facilities thereof, as provided in the Townhouse Declaration, filed in Book 2001, Page 2018, on May 18, 2001 in the Office of the Recorder of Madison County, Iowa, and any supplements and amendments thereto.

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 on January 28, 2019.

By: (title)

By: JoAnn K. Berry (title)

As (Trustee) (Co-Trustee) of The above entitled trust As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 28, 2019 by JoAnn K. Berry as Trustee of the Clyde E. Bierma Trust dated December 3, 2002

Tami Rice Signature of Notary Public

