



Document 2019 635

Book 2019 Page 635 Type 03 001 Pages 3
Date 2/25/2019 Time 12:08:39PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$148.80
Rev Stamp# 54 DOV# 52

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

\$93,500

F1055448

Preparer Information:

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

Taxpayer Information:

Sasha D. Ramage, 2200 230th Lane, Winterest, Iowa 50273

Return Address

Sasha D. Ramage, 2200 230th Lane, Winterest, Iowa 50273

Grantors:

Stephen W. Dunn

Grantees:

Sasha D. Ramage

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$93,500.00 Dollar(s) and other valuable consideration, Stephen W. Dunn, Trustee of Dunn Family Trust, dated June 10, 1990 does hereby convey to Sasha D. Rumage the following described real estate in Madison County, Iowa:

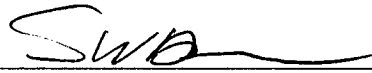
An undivided One-Half Interest in Parcel "N" as filed in Book 2018, Page 1162 on April 16, 2018 in the Office of the Recorder in and for Madison County, Iowa, being a part of the Northwest Fractional Quarter of the Northwest Quarter of Section 7 and part of Parcel "E" of the Southwest Fractional Quarter of the Northwest Quarter of Section 7 recorded in Book 2012, Page 2819, all in Township 75 North, Range 27 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: 2-16-19.



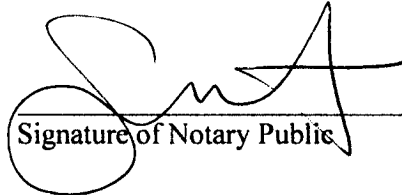
Stephen W. Dunn
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF New York, COUNTY OF Columbia

This record was acknowledged before me on February 16 2019, by Stephen W. Dunn, As Trustee of the Dunn Family Trust dated June 10, 1990.

Sarah T VanAlphen
Notary Public, State of New York
No. 01VA6155049
Qualified in Columbia County
My Commission Expires October 23, 2022



Signature of Notary Public