



Document 2019 776

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Date 3/13/2019 Time 10:40:45AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$386.40

Rev Stamp# 72 DOV# 71

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$242,000.⁰⁰



TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

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)

Colby William Foster and Rochelle Larae Foster, 106 S. 14th Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

Homefront Real Estate, 57 East Jefferson, Winterset, IA 50273

Grantors:

Woodley Residence Trust
Created Under Trust
Agreement Dated 12/29/99

Grantees:

Colby William Foster
Rochelle Larae Foster

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of _____ -----\$242,000.00----- Dollar(s) and other valuable consideration, Norma J. Woodley _____

(Trustee) (~~Co-Trustees~~)
of the Woodley Residence Trust Under Trust Agreement Dated December 29, 1999
does hereby convey to Colby William Foster and Rochelle Larae Foster, as Joint Tenants with full
rights of rvivorship and not as Tenants in Common, _____ the following described
real estate in Madison County, Iowa: Lot Nine (9) of Corkrean Third Addition to the City
of Winterset, Madison County, Iowa

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 3-8-19.

x Norma J. Woodley

Norma J. Woodley
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

Acknowledgement for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-8-19, by Norma J. Woodley

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



Sarah M. Cowman
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

Acknowledgement 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