



Document 2019 1055

Book 2019 Page 1055 Type 03 001 Pages 3
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ANNO ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Preparer Information:

John C. Werden, 815 N. Main Street, Carroll, IA 51401-2372, Phone: (712) 792-9752

Taxpayer Information:

Jimmy D. Price and Krystal L. Price, 2716 Limestone Ave., Peru, IA 50222

Return Address

John C. Werden, 815 N. Main Street, Carroll, IA 51401-2372

Grantors:

Larry M. Leonard Revocable Trust, Candy L. Leonard, Trustee

Grantees:

Jimmy D. Price
Krystal L. Price

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Revenue stamp paid on book 2019- page 1029 SAS

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Larry M. Leonard Revocable Trust, Candy L. Leonard, Trustee, does hereby convey to Jimmy D. Price and Krystal L. Price, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

All of the Trust's undivided interest in:

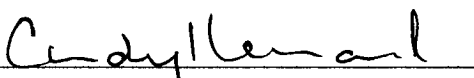
Parcel "D" located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 11.50 acres, as shown in Plat of Survey filed in Book 2018, Page 3737 on November 16, 2018, 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.

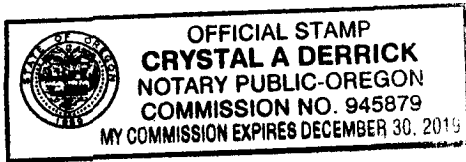
Dated: 4/4/19


Larry M. Leonard Revocable Trust,
Candy L. Leonard, Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF ^{Oregon} ~~IOWA~~, COUNTY OF Douglas

This record was acknowledged before me on ^{April} ~~March~~ 4, 2019, by Larry M. Leonard
Revocable Trust, Candy L. Leonard, Trustee.



Crystal A. Derrick
Signature of Notary Public