



Document 2019 1792

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 212 DOV# 220

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4216

EW ✓ Mail tax statements and return documents to:

Michael D. Crabb, 409 W Jefferson St, Winterset, IA 50273

$\frac{1}{3}$  \$115,000

## TRUSTEE'S WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Craig S. Thomas and Sharon M. Thomas, as Trustees of the Craig S. Thomas Trust, Created Under the Trust Agreement dated February 2, 2015**, does hereby convey unto **Michael D. Crabb, a single person**, the following described real estate:

**Lot Seven (7) and the East Half (1/2) of Lot Six (6) in Block Two (2) of West Addition to the Town of Winterset, Madison County, Iowa.**

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**



Grantor does hereby covenant with Grantee, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 Grantee 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 Trustees to the Grantee is effective and rightful; and, that the Trustees know of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

In addition to the foregoing, the Grantors further swear or affirms as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed pursuant to an instrument recorded on June 13, 2016, in Book 2016 Page 1653, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we are authorized to transfer the above-described real estate to the Grantee herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Craig S. Thomas Trust, Created Under the Trust Agreement dated February 2, 2015

BY: Craig S. Thomas  
Craig S. Thomas  
Trustee

BY: Sharon M. Thomas  
Sharon M. Thomas  
Trustee

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on June 13, 2019 by Craig S. Thomas as Trustee and Sharon M. Thomas as Trustee of the Craig S. Thomas Trust, Created Under the Trust Agreement dated February 2, 2015.

Cindy Stanford  
Notary Public in and for said State

