

BK: 2019 PG: 1992
Recorded: 7/3/2019 at 9:35:00.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$684.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information:

Larry Baker and Christine Baker, 2387 Carver Road, Winterset, IA 50273

Return Address

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273
Phone: (515) 462-3731

Grantors:

Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000

Grantees:

Larry Baker and Christine Baker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ---\$428,000.00--- Dollar(s) and other valuable consideration, Todd C. Town and Deborah A. Town, Trustees of the Town Family Trust dated August 28, 2000 does hereby convey to Larry Baker and Christine Baker the following described real estate in Madison County, Iowa:

All that part of Parcel "G" located in North Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2011, Page 529 on February 24, 2011, and shown corrected by Affidavit filed in Book 2011, Page 636, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "H" located therein, as shown Plat of Survey filed in Book 2016, Page 1038 on April 22, 2016 in the Office of the Recorder of Madison County, Iowa: AND EXCEPT Parcel "K" located therein, containing 8.42 acres as shown in Plat of Survey filed in Book 2016, Page 2115 on July 21, 2016 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.

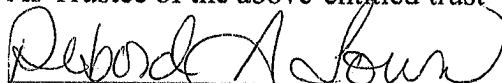
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: 6, 27, 19.



Todd C. Town
As Trustee of the above-entitled trust



Deborah A. Town
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-27-19, by Todd C. Town. As Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-27-19, by Deborah A. Town. As Trustee of the above-entitled trust.



Sarah M. Cowman
Signature of Notary Public