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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$60,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Reed Family Investments, LLC, c/o John B. Reed, 2216 204th Court, Winterset, IA 50273

☒ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors:

John B. Reed Trust Revocable Trust

Grantees:

Reed Family Investments, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of _____ \$1 _____ Dollar(s) and
other valuable consideration, John B. Reed and Jane M. Reed

(Trustee) (Co-Trustees)
of the _____ John B. Reed Revocable Trust dated August 11, 2016
does hereby convey to Reed Family Investments, LLC
_____ the following described
real estate in _____ Madison _____ County, Iowa: See description attached. This deed is exempt according
to Iowa Code 428A.2(15).

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 Sept 5, 2019

John B. Reed

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

Jane M. Reed

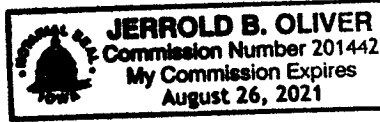
Jane M. Reed
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Sept 5, 2019, by John B. Reed and Jane M. Reed

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



Jerrold B. Oliver
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

Acknowledgment 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

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

All right, title and interest, in and to: Lots One (1) and Four (4) and the North Half (N $\frac{1}{2}$) of the vacated alley in Block Two (2) of Adkisons Addition to the Town of Winterset, Madison County, Iowa, and a tract commencing at the Northeast Corner of said Block Two (2) and running thence East 24 $\frac{3}{4}$ feet, thence South 132 feet, thence West 24 $\frac{3}{4}$ feet, thence North 132 feet, to the point of beginning.