



Document 2019 4004

Book 2019 Page 4004 Type 03 001 Pages 3

Date 12/17/2019 Time 2:36:26PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$623.20

Rev Stamp# 482 DOV# 499

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

\$390,000

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Patrick Cook, 1810 210th Street, Winterset, IA 50273

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

Patrick Cook, 1810 210th Street, Winterset, IA 50273

**Grantors:**

Larry M. Leonard Revocable Trust

**Grantees:**

Patrick Cook

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ---\$390,000.00--- Dollar(s) and
other valuable consideration, Candy L. Leonard

(Trustee) (Co-Trustees)
of the Larry M. Leonard Revocable Trust
does hereby convey to Patrick Cook

the following described
real estate in Madison County, Iowa: Undivided 1/2 interest in and to: The West Half (1/2) of
the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the North Half (1/2) of the
Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the
Northwest Quarter ( 1/4 ) of the Northeast Quarter ( 1/4 ) of said Section Thirty-six (36), 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 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 12/4/19

\_\_\_\_\_

Candy L. Leonard

Candy L. Leonard

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

\_\_\_\_\_

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

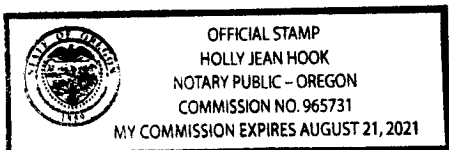
CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the
warranties contained herein.

**Acknowledgement for Individual Trustee**

STATE OF Oregon, COUNTY OF Douglas

This record was acknowledged before me on 12/4/2019, by Candy L. Leonard

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



Holly Jean Hook  
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