



Document 2019 4140

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Date 12/30/2019 Time 3:21:05PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$224.80

Rev Stamp# 501 DOV# 517

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

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

\$141,000

LHF60028

**Preparer Information:**

Michael D. Maynes, 164 Public Square, PO Box 32, Greenfield, Iowa 50849

2/5 Phone: (641) 743-2800

**Taxpayer Information:**

Jerry Mitchell II, 1963 Pammel Park Road, Winterset, IA 50273

**Return Address**

Jerry Mitchell II, 1963 Pammel Park Road, Winterset, IA 50273

**Grantors:**

Randall C. Reed, Trustee

**Grantees:**

Jerry Mitchell II

**Legal Description:** See Page 2

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

**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One (1.00) Dollar(s) and other valuable consideration, Randall C. Reed, Trustee of The Harry F. Reed Trust under trust agreement dated November 4, 2004 does hereby convey to Jerry Mitchell II, single the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), AND in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa containing 3.00 acres, as shown in Plat of Survey filed in Book 2012, Page 3315 on November 2, 2012, 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: 12-23-19.

Randall C. Reed  
As Trustee of the above-entitled trust

STATE OF Missouri, COUNTY OF Platte

This record was acknowledged before me on December 23, 2019, by Randall C. Reed as Trustee of the above-entitled trust.

Signature of Notary Public

