



Document 2020 3941

Book 2020 Page 3941 Type 03 001 Pages 2

Date 10/15/2020 Time 12:21:20PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$275.20

ANNO

Rev Stamp# 473 DOV# 467

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

E ✓ After Recording Return To: Andrew D. Hobart, 406 West Carpenter St., Saint Charles, IA 50240  
Prepared by: Mark V. Hanson, Hanson Law P.C., 2420 128<sup>th</sup> St., Urbandale, IA 50323 515-868-0450  
Address Tax Statement To: Andrew D. Hobart, 406 West Carpenter St., Saint Charles, IA 50240

1/3 \$172,500

**WARRANTY DEED  
AND  
AFFIDAVIT OF TRUSTEE  
(TRUSTEE GRANTOR)**

LSB88335

For the consideration of One Dollar(s), I (we)  
Dale Beaman & M. Kathleen Beaman, as Trustees of the BK Family Trust, dated August 26, 2019, Grantor(s),  
Address: 102 N. Clark St., Saint Charles, IA 50240  
said Trustees, the present appointed and acting Trustees of the above referenced Trust organized and existing  
under the laws of the state of Iowa convey to  
Andrew D. Hobart, Grantee  
Address: 406 West Carpenter St., Saint Charles, IA 50240

all its right title and interest to the following tract of real estate located in Madison County, Iowa, to wit:  
Lot Forty (40) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison  
County, Iowa AND Parcel "40L" located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section  
Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., City of St.  
Charles, Madison County, Iowa, containing 0.488 acres, as shown in Plat of Survey filed in Book 2, Page 336 on  
January 29, 1998 in the Office of the Recorder of Madison County, Iowa.



Locally known as: 406 West Carpenter St., Saint Charles, IA 50240  
Free and clear of liens and encumbrances, reservations, exceptions or modifications  
AND, IT WARRANTS THE TITLE AGAINST ALL PERSONS WHOMSOEVER

Further:

SS State of Iowa, County of Madison  
We, the above Trustees, being first duly sworn and under oath state of our personal knowledge that:  
1. We are the trustees under the trust dated August 26, 2019, to which the above-described real estate was  
conveyed to the trustee by Dale Beaman and M. Kathleen Beaman, husband and wife pursuant to an instrument  
recorded August 29, 2019, in Book 2019 Page 2702, recorded in the office of the Madison County Recorder.  
2. We are the presently existing trustee under the trust and are authorized to sell and convey the real estate to  
Andrew D. Hobart without any limitation or qualification whatsoever.  
3. The trust is in existence and we as trustees are authorized to transfer the interests in the real estate as  
described in paragraph 2, free and clear of any adverse claims.  
4. This is a grantor trust, and the grantors and all beneficiaries are alive - no showing is required in relation to  
Iowa inheritance or estate tax.

5. The trust is an intervivos trust, organized under the laws of the state of Iowa, included in the duties and powers of the trust and trustees is the power and duty to own manage and maintain the real estate above described. The instrument above described conveying the property to the trustees was not given for any reason other as an intervivos trust.

October 7, 2020

Dale Beaman & M. Kathleen Beaman, as Trustees of the BK Family Trust,  
dated August 26, 2019, Trustee

BY  
Signature → Dale E. Beaman Sr., Trustee  
Type or print name → Dale E. Beaman, Sr., aka Dale Beaman

Signature → Mary Kathleen Beaman, Trustee  
Type or print name → Mary Kathleen Beaman aka M. Kathleen Beaman

STATE OF Iowa, COUNTY OF MADISON, ss:

On OCTOBER 7, 2020, before me, the undersigned notary public, personally appeared Dale Beaman & M. Kathleen Beaman, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciaries, executed the instrument as the voluntary act and deed of the persons and of the fiduciaries.

Linda K Dutton

Notary Public in and for Said State

Type/Print Name Linda K Dutton

Enter Commission No., and Expiration Date

