



Document 2020 3965

Book 2020 Page 3965 Type 03 001 Pages 3

Date 10/19/2020 Time 10:55:44AM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$1,400.80

Rev Stamp# 478 DOV# 472

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

\$876,000

Preparer Information: (Name, address and phone number)

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Phone: (515) 989-3263

Taxpayer Information: (Name and complete address)

Randall L. & Catherine A. Simon, 2389 Cottonwood Lane, Winterset, IA 50273

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

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Grantors:

Michael Lawrence Schneider

Revocable Living Trust dated May 18, 2020

Grantees:

Randall L. Simon

Catherine A. Simon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1) Dollar(s) and other valuable consideration, Christopher R. Schneider

(Trustee) (Co-Trustees) of the Michael Lawrence Schneider Revocable Living Trust dated May 18, 2020

does hereby convey to Randall L. Simon and Catherine A. Simon, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa: Parcel H as described in the Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa on October 1, 2020 in Book 2020 Page 3711 being a part of the North Half of the Northwest Quarter of Section 8, the East Half of the Northeast Quarter of Section 7, and the South Half of the Southwest Quarter of Section 5 lying South of the South line of Iowa Highway 92, Township 75 North, Range 29 West of the 5th P.M., 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 October, 2020

MICHAEL LAWRENCE SCHNEIDER REVOCABLE LIVING TRUST DATED MAY 18, 2020

Christopher R. Schneider, Trustee

Christopher R. Schneider
As (Trustee) (Co-Trustee) of
the above-entitled trust

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

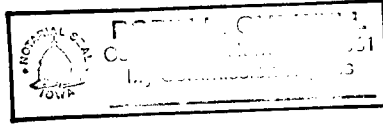
CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

Acknowledgement for Individual Trustee

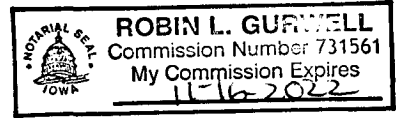
STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on October 14, 2020, by Christopher R. Schneider

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



Robin L. Gurnell
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