



Document 2020 4417

Book 2020 Page 4417 Type 03 001 Pages 4

Date 11/16/2020 Time 10:58:02AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$767.20

Rev Stamp# 536 DOV# 531

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$480,000

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

Preparer Information: (name, address and phone number)

James M. Gocke, 210 NE Delaware Avenue, #200, Ankeny, Iowa 50021; (515) 964-8777

Taxpayer Information:

Scott E. Mitchell and Melanie L. Mitchell, 1038 Nighthawk Avenue, Afton, Iowa 50830

✓ **Return Document To:**

Scott E. Mitchell and Melanie L. Mitchell, 1038 Nighthawk Avenue, Afton, Iowa 50830

Grantors:

Adron M. Robertson and Jocelyn R. McManus, as Co-Successor Trustees of Nelda E. Robertson Trust dated August 22, 2007

Grantees:

Scott E. Mitchell and Melanie L. Mitchell

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, Adron M. Robertson and Jocelyn R. McManus, as Co-Successor Trustees of Nelda E. Robertson Trust dated August 22, 2007 do hereby convey to Scott E. Mitchell and Melanie L. Mitchell, 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:

The Southeast Quarter (¼) of the Southwest Quarter (¼) and the South Half (½) of the Southeast Quarter (¼) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Subject to covenants, restrictions and easements of record.

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: November 5, 2020.

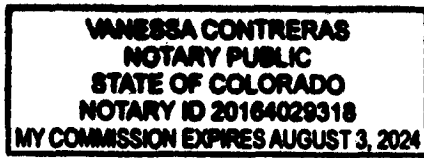
Nelda E. Robertson Trust

By: Adron M. Robertson
Adron M. Robertson
Co-Successor Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF Colorado, COUNTY OF Jefferson

This record was acknowledged before me on November 3, 2020, by Adron M. Robertson, as Co-Successor Trustee of Nelda E. Robertson Trust.



Vanessa Contreras
Signature of Notary Public

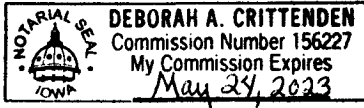
Nelda E. Robertson Trust

By: Jocelyn R. McManus
Jocelyn R. McManus
Co-Successor Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on November 5, 2020, by
Jocelyn R. McManus, as Co-Successor Trustee of Nelda E. Robertson Trust.



Deborah A. Crittenden
Signature of Notary Public