



Document 2020 703

Book 2020 Page 703 Type 03 001 Pages 3

Date 3/09/2020 Time 8:17:42AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$2,124.00

Rev Stamp# 67 DOV# 66

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$1,328,000

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)

S. James Smith and Linda J. Smith, 106 E. Jefferson, Winterset, IA 50273

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

S. James Smith and Linda J. Smith, 106 E. Jefferson, Winterset, IA 50273

Grantors:

Keystone Revocable Trust

Grantees:

S. James Smith

Linda J. Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$1,328,000.00 Dollar(s) and
other valuable consideration, William Hunter

(Trustee) (Co-Trustees)
of the Keystone Revocable Trust

does hereby convey to S. James Smith and Linda J. Smith, as Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common, the following described
real estate in Madison County, Iowa: The Southwest Quarter (1/4) of the Northeast Quarter (1/4)
and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32), Township
Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,
EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said
Section Thirty-two (32), containing 19.47 acres, as shown in Plat of Survey filed in Book 2020, Page
449 on February 11, 2020, in the Office of the Recorder of Madison County, Iowa.

AND

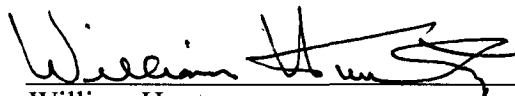
The Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the
Southeast Quarter (1/4) of Section Thirty-two (32) Township Seventy-seven (77) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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 March 6, 2020.



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

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

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/6/2020, by William Hunter

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



Mark L. Smith

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

Acknowledgment 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

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