



Document 2021 1880

Book 2021 Page 1880 Type 03 001 Pages 2

Date 5/07/2021 Time 3:05:29PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$527.20

ANNO

Rev Stamp# 196 DOV# 196

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

\$ 330,000⁰⁰

Preparer Information: Robert L. Stuyvesant, PO Box 517, Carlisle, IA 50047, Phone: 515-989-3263

Taxpayer Information: Rodney M. Simon and Jeri J. Simon, 1316 W. Washington, Winterset, IA 50273

✓ **Return Document To:** Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Grantors: Christopher R. Schneider as trustee of Michael Lawrence Schneider Revocable Living Trust dated May 18, 2020

Grantees: Rodney M. Simon and Jeri J. Simon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Christopher R. Schneider, Trustee of Michael Lawrence Schneider Revocable Living Trust dated May 18, 2020, does hereby Convey to Rodney M. Simon and Jeri J. 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 J as described in the Plat of Survey filed in of the Office of the Recorder in and for Madison County, Iowa on October 9, 2020 in Book 2020 Page 3859 being a part of the Southeast Quarter of the Northeast Quarter of Section 7 and all of the South Half of the Northwest Quarter of Section 8, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel K as described in the Amended Plat of Survey filed in the Office of the Recorder in and for Madison County, Iowa, on March 31, 2021, in Book 2021, Page 1327 being a part of Parcel J.

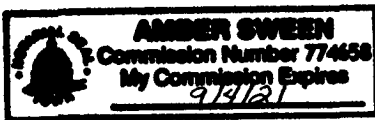
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: ~~Apr.~~ ^{May} 3, 2021.

Michael Lawrence Schneider Revocable Living Trust dated May 18, 2020



By Christopher R. Schneider, Trustee
Christopher R. Schneider, as Trustee

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on May 3, 2021, Michael Lawrence Schneider Rev., by Christopher R. Schneider, Trustee of the above-entitled trust. Living Trust

Amber Sween
Signature of Notary Public