



Document 2021 1942

Book 2021 Page 1942 Type 03 001 Pages 3

Date 5/12/2021 Time 11:53:37AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$767.20

Rev Stamp# 205 DOV# 203

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**TRUSTEE WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107

Recorder's Cover Sheet

MFL163598

\$480,000<sup>00</sup>

**Preparer Information:** (Name, address and phone number)

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309  
Phone: (515) 246-4555

**Taxpayer Information:** (Name and complete address)

Jared J. Austin and Melinda A. Austin, 3378 197th Court, Prole, IA 50229

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

David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

**Grantors:**

Bruce G. Austin Revocable Trust

**Grantees:**

Jared J. Austin  
Melinda A. Austin

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

BK 2020 PG 2407



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Jared J. Austin and Tana L. Krumm

(Trustee) (Co-Trustees) of the Bruce G. Austin Revocable Trust

does hereby convey to Jared J. Austin and Melinda A. Austin, 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" located in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.77 acres, as shown in Plat of Survey filed in Book 2013, Page 2623 on September 6, 2013, in the Office of the Recorder of Madison County, Iowa; AND Lots Two (2) and Three (3) of Bevington Estates, a subdivision located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;



Subject to easements and restrictions 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 3-25-2021

BRUCE G. AUSTIN REVOCABLE TRUST

Two horizontal lines for signature or stamp.

Handwritten signature of Jared J. Austin

Jared J. Austin
As (Trustee) (Co-Trustee) of
the above-entitled trust

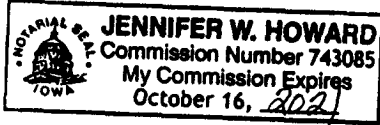
Handwritten signature of Tana L. Krumm

Tana L. Krumm
As (Trustee) (Co-Trustee) of
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on MARCH 25, 2021, by Jared J. Austin, as Co-Trustee of the Bruce G. Austin Revocable Trust  
As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.



*Jennifer W. Howard*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 3/27/2021, by Tana L. Krumm,  
as Co-Trustee of the Bruce G. Austin Revocable Trust  
As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.



*Samuel Shill*  
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