



Document 2021 3217

Book 2021 Page 3217 Type 03 001 Pages 3

Date 8/02/2021 Time 1:06:58PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$135.20

ANNO

Rev Stamp# 386 DOV# 380

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$85,000

TRUSTEES' WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mason J. Ouderkirk, 108 West Ashland Avenue, PO Box 156,
Indianola, IA 50125, Phone: 515-961-5315



Taxpayer Information: Lynn Marie Singer, 611 East Polk Street, #18, Afton, IA 50830

Return Document To: Lynn Marie Singer, 611 East Polk Street, #18, Afton, IA 50830

Grantors: Curt Sandahl as Trustee of the Curt Sandahl Revocable Trust and Andree Sandahl as
Trustee of the Andree Sandahl Revocable Trust

Grantees: Lynn Marie Singer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEES' WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Curt Sandahl, Trustee of the Curt Sandahl Revocable Trust, and Andree Sandahl, Trustee of the Andree Sandahl Revocable Trust, do hereby Convey to Lynn Marie Singer, a single person, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 7.57 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 4686 on December 18, 2020, in the Office of the Recorder for Madison County, Iowa.



Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

The grantors further warrant to the grantee all of the following: That the Trusts pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantors the persons creating the Trusts were under no disability or infirmity at the time the Trusts were created; that the transfer by the Trustees to the grantee is effective and rightful; and that the Trustees know of no facts or legal claims which might impair the validity of the trusts 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: 7/22/2021

Curt Sandahl Revocable Trust

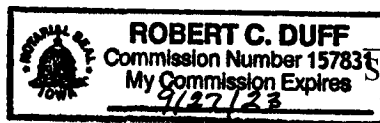
By Curt Sandahl as Trustee
Curt Sandahl, as Trustee

Andree Sandahl Revocable Trust

By Andree Sandahl as Trustee
Andree Sandahl, as Trustee

STATE OF IOWA, COUNTY OF MADISON

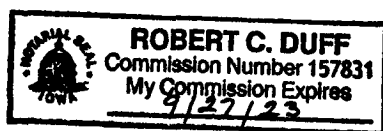
This record was acknowledged before me on 7/22/21,
by Curt Sandahl, Trustee of the Cut Sandahl Revocable Trust.



Robert C Duff
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/22/21,
by Andree Sandahl, Trustee of the Andree Sandahl Revocable Trust.



Robert C Duff
Signature of Notary Public