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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Scott Riemenschneider, AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266, Phone: 515-327-1000

Taxpayer Information:

Mark & Christine Sawyers
2023 Iowa Ave
Winterset, IA 50273

Return Document To:

Scott Riemenschneider AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266

Grantors:

Mark W. Sawyers as Trustee of the
Keith R. Sawyers 2017 Revocable Trust

Grantees:

Mark W. Sawyers and Christine K. Sawyers

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mark W. Sawyers, Trustee of Keith R. Sawyers 2017 Revocable Trust, does hereby Convey to Mark W. Sawyers and Christine K. Sawyers, 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:

An undivided one-half interest in:

The South Half (½) of the Northeast Quarter (¼) **AND** the Southeast Quarter (¼) of the Northwest Quarter (¼) **AND** the Northeast Quarter (¼) of the Southwest Quarter (¼), **ALL** in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-nine (29), containing 4.497 acres, as shown in Plat of Survey filed in Book 2001, Page 2288 on June 4, 2001, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: Nov 4, 2021. Keith R. Sawyers 2017 Revocable Trust

By Mark W. Sawyers
Mark W. Sawyers, as Trustee

STATE OF IOWA)
) ss:
COUNTY OF Falk)

This record was acknowledged before me on Nov 4, 2021, by Mark W. Sawyers, Trustee of the above-entitled trust.



Laura L. May
Signature of Notary Public