

BK: 2021 PG: 4610  
Recorded: 11/8/2021 at 11:36:57.0 AM  
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 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 Trust, does hereby Convey to Mark W. Sawyers and Christine K. Sawyers, husband and wife, as Joint Tenants will 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 (1/2) of the Northeast Quarter (1/4) AND the Southeast Quarter (1/4) of the Northwest Quarter (1/4) AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) 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 Trust

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

STATE OF IOWA                     )  
                                                  ) ss:  
COUNTY OF Polk                     )

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