



Document 2021 868

Book 2021 Page 868 Type 03 001 Pages 3

Date 3/03/2021 Time 10:28:12AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$132.00

Rev Stamp# 84 DOV# 88

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$83,000

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Phone: (515) 989-3263

Taxpayer Information: (Name and complete address)

Christopher R. and Molly J. Schneider, 1203 S. "R" St., Indianola, IA 50125

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

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Grantors:

Michael Lawrence Schneider Living
Revocable Trust dated 5/18/2020

Grantees:

Christopher R. Schneider
Molly J. Schneider

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of One (\$1) Dollar(s) and
other valuable consideration, Christopher R. Schneider

(Trustee) (Co-Trustees)
of the Michael Lawrence Schneider Living Revocable Trust dated 5/18/2020
does hereby convey to Christopher R. Schneider and Molly J. Schneider, 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: The Southeast Quarter of the Northeast Quarter of
Section 7, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT
Parcel H, recorded in Book 2020 Page 3711, AND EXCEPT Parcel J, recorded in Book 2020 Page
3859.

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 February 24, 2021.

MICHAEL LAWRENCE SCHNEIDER LIVING REVOCABLE
TRUST DATED 5/18/2020


Christopher R. Schneider
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

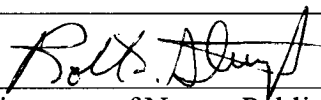
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

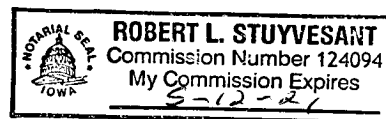
Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on February 24th, 2021, by Christopher R. Schneider

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 (Trustee) (~~Co-Trustee~~) of the above entitled trust.

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