



Document 2021 936

Book 2021 Page 936 Type 03 001 Pages 3

Date 3/09/2021 Time 9:12:23AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 89

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

\$50,000

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Darrell Ford and Shelly Ford, 2071 Burr Oak Ave., Winterset, IA 50273

✓ **Return Document To:** Darrell Ford, 2071 Burr Oak Ave., Winterset, IA 50273

Grantors: Darrell Ford and Donna Crow as co-trustees of Ford Farms Family Trust

Grantees: Darrell Ford and Shelly Ford

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Darrell Ford and Donna Crow, Co-Trustees of Ford Farms Family Trust, does hereby Convey to Darrell Ford and Shelly Ford, 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 (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

This deed is given in satisfaction of a real estate contract dated August 21, 2014 and recorded in Book 2014, Page 2126, of the Recorder's office of Madison County, Iowa.

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: 2/20/21

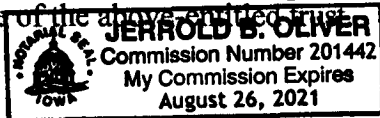
Ford Farms Family Trust

By Darrell Ford
Darrell Ford, as Trustee

By Donna Crow
Donna Crow, as Trustee

STATE OF IOWA, COUNTY OF Madison

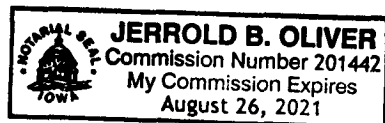
This record was acknowledged before me on Feb 20, 2021, by Darrell Ford, Trustee of the above entitled trust.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Feb 20, 2021, by Donna Crow, Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public