



Document 2023 516

Book 2023 Page 516 Type 03 001 Pages 3

Date 3/15/2023 Time 11:47:36AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$175.20

Rev Stamp# 62

INDX

ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 110,000

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Corey W. Utsler and Val Utsler, 2233 245th Court, Winterset, IA
50273

Return Document To: Corey W. Utsler, 2233 245th Court, Winterset, IA 50273

Grantors: Corey W. Utsler and Stephen B. Utsler as co-trustees of Larry H. Utsler and Michelle
J. Utsler Family Trust dated June 12, 2019

Grantees: Corey W. Utsler and Val Utsler

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Hundred Ten Thousand Dollar(s) and other valuable consideration, Corey W. Utsler and Stephen B. Utsler, Co-Trustees of Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019, does hereby Convey to Corey W. Utsler and Val Utsler, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1), Clark Tower Subdivision, Plat II, Phase I, Madison County, Iowa.

This Deed is given in full satisfaction of the Real Estate Contract filed December 23, 2013, in Book 2013, Page 3786 of the Recorder's Office of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

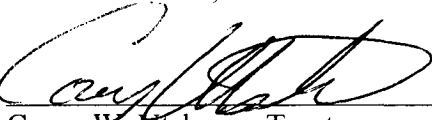
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

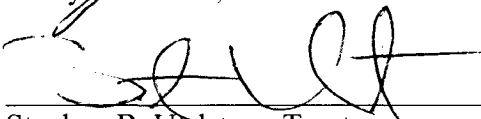
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: March 14, 2023.

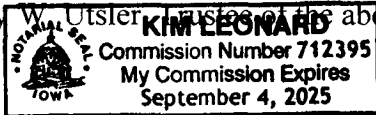
Larry H. Utsler and Michelle J. Utsler Family
Trust dated June 12, 2019

By 
Corey W. Utsler, as Trustee

By 
Stephen B. Utsler, as Trustee

STATE OF IOWA, COUNTY OF MADISON

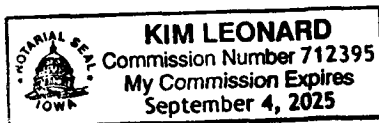
This record was acknowledged before me on _____,
by Corey W. Utsler, Trustee of the above-entitled trust.



March 14, 2023
Kim Leonard
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____,
by Stephen B. Utsler, Trustee of the above-entitled trust.



March 14, 2023
Kim Leonard
Signature of Notary Public