



Document 2016 1069

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 136 DOV# 141

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

MDK23663

\$125,000

Preparer Information: (Name, address and phone number)

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

4/2

Taxpayer Information: (Name and complete address)

Ashley L. Hardenbrook, 205 N.E. Cherry, Earlham, IA 50072

Return Document To: (Name and complete address)

Ashley L. Hardenbrook, 205 N.E. Cherry, Earlham, IA 50072

Grantors:

Beverly J. Reinert

Grantees:

Ashley L. Hardenbrook

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$125,000.00 Dollar(s) and
other valuable consideration, Beverly J. Reinert
(Trustee) (Co-Trustees)
of the Beverly J. Reinert Revocable Trust
does hereby convey to Ashley L. Hardenbrook, MARRIED
the following described
real estate in Madison County, Iowa: Lot Six (6) and the South Twenty-six (26) feet of Lot
Five (5), Block Six (6), of Nicholson's Addition to the Town of Earlham, 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 on April 19, 2016

Beverly J. Reinert Revocable Trust

By: _____
(title)

Beverly J. Reinert
Beverly J. Reinert

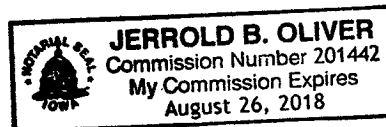
By: _____
(title)

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

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 19, 2016, by Beverly J. Reinert



Jerrold B. Oliver
Signature of Notary Public