



Document 2018 591

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

\$135,000

Preparer Information: (Name, address and phone number)

Joseph K. Strong, 106 East Salem Ave, PO Box 215, Indianola, IA 50125
Phone: (515) 961-2574

Taxpayer Information: (Name and complete address)

William T. Knoll and Traci R. Knoll, 3256 310th Street, Truro, IA 50257

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

Joseph K. Strong, 106 East Salem Ave, PO Box 215, Indianola, IA 50125

Grantors:

Sharon A. Ellis,
Trustee of the Sharon A. Ellis
Revocable Trust dated
October 27, 2017

Grantees:

William T. Knoll
Traci R. Knoll

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and
other valuable consideration, Sharon A. Ellis

(Trustee) (~~Co-Trustees~~)
of the Sharon A. Ellis Revocable Trust dated October 27, 2017
does hereby convey to William T. Knoll and Traci R. Knoll, 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 North Half (1/2) of the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the South 22.5 Acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-one (21), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except Parcel "A" located in the East Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-one (21), as shown in Plat of Survey filed in Book 3, Page 211 on April 14, 1998, in the Office of the Recorder of Madison County, Iowa

Subject to easements and covenants of record

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.

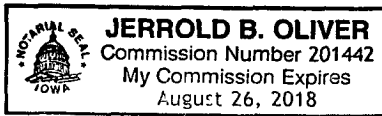
Dated 2/23, 2018.

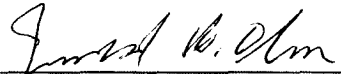
Sharon A. Ellis
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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

STATE OF IOWA :
 : SS
COUNTY OF WARREN :

On this 23 day of February, 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Sharon A. Ellis, Trustee of the Sharon A. Ellis Revocable Trust dated October 27, 2017, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she as Trustee, executed the foregoing instrument as her voluntary act and deed.





Notary Public in the State of Iowa