



Document 2019 629

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$332.00

Rev Stamp# 52 DOV# 50

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (5433ESP)

 **Return To:** Larry Arnburg, Trustee of the Lucy A. Clark Property Management Trust, 335 South Chestnut, Earlham, IA 50072

Taxpayer Information: Larry Arnburg, Trustee of the Lucy A. Clark Property Management Trust, 335 South Chestnut, Earlham, IA 50072

$\frac{3}{4}$

\$208,000

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Jeanette C. Fullerton, as Successor Trustee of the Wayne D. Fastle Trust dated November 19, 2018**, does hereby convey to **Larry J. Arnburg, as Trustee of the Lucy A. Clark Property Management Trust**, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.569 acres, as shown in Plat of Survey filed in Book 2, Page 434 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements 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: 2/22/19

The Wayne D. Fastle Trust dated November 19, 2018

By: Jeanette C Fullerton trustee
Jeanette C. Fullerton, Trustee

STATE OF Iowa)
COUNTY OF Polk) ss:

On this 22nd day of February, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared Jeanette C. Fullerton, as Trustee of the Wayne D. Fastle Trust dated November 19, 2018, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her voluntary act and deed.



Danette Sullivan
Notary Public in and for said State