



Document 2019 960

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Date 4/03/2019 Time 11:48:06AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$190.40

Rev Stamp# 89 DOV# 90

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

119,500

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1038RTE)

✓ Return To: Garrett Thompson, 113 North Walnut Street, SAINT CHARLES, IA 50240

Taxpayer Information: Garrett Thompson, 113 North Walnut Street, SAINT CHARLES, IA 50240 DCU56616

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Roger Young and Judy Young, as Successor Trustees of the Horace Young Trust, Created under the Trust Agreement dated December 9, 2002**, does hereby convey to **Garrett Thompson, a single person**, the following described real estate in Madison County, Iowa:

North Half (1/2) of Lots Three (3) and Four (4) in Block Four (4) of CLANTON'S ADDITION OF 1888 to the Town of St. Charles, 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: 3/29/19

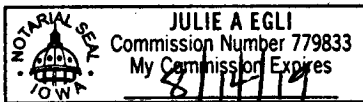
Roger Young and Judy Young, as Successor Trustees of the Horace Young Trust, Created under the Trust Agreement dated December 9, 2002,

By: Roger Young TEE
Roger Young, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on March 29, 2019 by Roger Young, as Successor Trustee of the Horace Young Trust, Created under the Trust Agreement dated December 9, 2002.

[Signature]
Notary Public in and for said State



Dated: 3/29/19

Roger Young and Judy Young, as Successor Trustees of the Horace Young Trust, Created under the Trust Agreement dated December 9, 2002,

By: Judy Young TTE
Judy Young, Trustee

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on March 29, 2019, by Judy Young, as Successor Trustee of the Horace Young Trust, Created under the Trust Agreement dated December 9, 2002.

[Signature]
Notary Public in and for said State

