



Document 2019 1584

Book 2019 Page 1584 Type 03 001 Pages 3

Date 5/31/2019 Time 8:34:12AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$32.80

Rev Stamp# 183 DOV# 190

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$21,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, IA 50273,
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Colt Stephens and Angela Kate Stephens, 1965 Nature Trail, Winterset, IA 50273

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

Colt Stephens and Angela Kate Stephens, 1965 Nature Trail, Winterset, IA 50273

Grantors:

Kincade Farmland Irrevocable Living Trust

Grantees:

Colt Stephens

Angela Kate Stephens

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$21,000.00 Dollar(s) and
other valuable consideration, Elizabeth Ann Kennedy

(Trustee) (~~Co-Trustees~~)
of the Kincade Farmland Irrevocable Living Trust
does hereby convey to Colt Stephens and Angela Kate Stephens, as Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common, the following described
real estate in Madison County, Iowa: Parcel "E" part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$
(NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 32, Township 75 North, Range 28 West of the 5th P.M., Madison County,
Iowa, as described on Plat of Survey, filed May 20, 2019, in Book 2019, Page 1423 in the Office of
the Madison County Recorder.

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 May 29, 2019

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

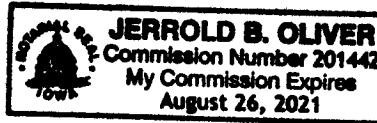
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 29, 2019 by Elizabeth Ann Kennedy

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



Jerrold B. Oliver
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

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

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

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

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

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

Signature of Notary Public