



Document 2009 2976

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Date 9/25/2009 Time 3:02 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 246 DOV# 256

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

MCA-30

5/5



TRUSTEE SPECIAL WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 108
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Cathy S. Hill, 704 E. Court Avenue, Winterset, Iowa 50273

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273
Phone: (515) 462-4912

Grantors:

Virginia Lee Jones Trust under Trust
Agreement dated November 4, 2005

Grantees:

Cathy S. Hill

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Hundred Twenty Thousand and 00/100ths-----(\$120,000.00)
Dollar(s) and other valuable consideration,
Edward Jones Trust Company
(Trustee) ~~(Co-Trustee)~~ of Virginia Lee Jones Trust under Trust Agreement dated November 4, 2005

does hereby convey to
Cathy S. Hill

the following described real estate in Madison County, Iowa:

Parcel 5A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 this 21 day of September, 2009.

Virginia Lee Jones Trust under Trust Agreement dated November 4, 2005

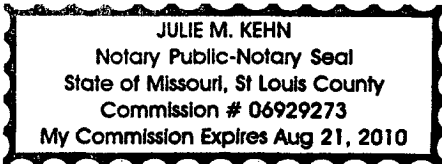
By: Kimberly A. Wyatt - left wife (title)
Associate Trust Counsel

By: Edward Jones Trust Company, Trustee
of the Virginia Lee Jones Trust (title)
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

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

STATE OF Missouri, COUNTY OF St. Louis
This instrument was acknowledged before me on September 21st, 2009, by _____
left wife, Assoc Trust Counsel
As ~~Trustee~~ ~~(Co-Trustee)~~ of the above entitled trust.

Julie M. Keh
Julie M. Keh, Notary Public



CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

Acknowledgment for Individual Trustees

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

Acknowledgment for Corporate Trustee

STATE OF MISSOURI, COUNTY OF St. Louis

This instrument was acknowledged before me on September 21, 2009, by

Kimberly A. Wyatt Jeff Wolfe
as Associate Trust Counsel of Edward Jones Trust Company

As [Trustee][Co-Trustee] of the above entitled trust.

Julie M. Kehn
Julie M. Kehn, Notary Public

