



Document 2009 3119

Book 2009 Page 3119 Type 03 001 Pages 2

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$28.00

Rev Stamp# 259 DOV# 273

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

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072  
(515) 758-2267

**Taxpayer Information:** (Name and complete address)

Kevin E. and Christina M. Sullivan  
1414 Adair-Madison Avenue  
Dexter, Iowa 50070

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

Kevin E. Sullivan  
1414 Adair-Madison Avenue  
Dexter, Iowa 50070

**Grantors:**

Helen A. Neal Trust

**Grantees:**

Kevin E. Sullivan  
Christina M. Sullivan

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of Eighteen Thousand Dollars and no/100ths (\$18,000.00)  
Dollar(s) and other valuable consideration,  
HELEN A. NEAL  
(Trustee) ~~(Co-Trustee)~~ of the HELEN A. NEAL TRUST dated January 14, 2004,

does hereby convey to  
KEVIN E. SULLIVAN and CHRISTINA M. SULLIVAN, 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:

Parcel "A" located in the Northwest Quarter of the Northwest Fractional Quarter (NW¼ NWFr¼) of Section 30, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 1.52 acres including 0.03 acres of public road right-of-way, as shown by the survey recorded in Book 2009, Page 2619, in the Office of the Recorder of Madison County, Iowa, AND a tract of land in said NW¼ described as follows: Beginning at the SW corner of said Parcel "A"; thence N89°34'35" E, 441.65 feet on the South line thereof to the SE corner of said Parcel "A"; thence S5°45'08" E, 20.08 feet; thence S89°34'35" W, 443.67 feet to the West line of said NW¼; thence N0°00'00" E, 20.00 feet on said West line to the Point of Beginning containing 0.20 acres including 0.02 acres of public road right-of-way.

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.

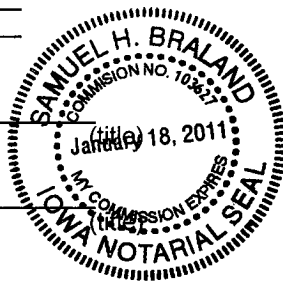
Dated this 12th day of October, 2009.

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

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



Helen A. Neal  
Helen A. Neal

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 12  
2009, by Helen A. Neal as Trustee of the Helan A. Neal Trust

Samuel H. Braland  
Samuel H. Braland, Notary Public