



Document 2009 3527

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Date 11/19/2009 Time 1:45 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$232.00
Rev Stamp# 305 DOV# 316
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

3/4



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

31873 Reg 1sb

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)

Angela Barker
1966 - 175th Lane
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Angela Barker
1966 - 175th Lane
Winterset, Iowa 50273

Grantors:

Rose M. Deo Trust

Grantees:

Angela Barker

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Hundred Forty-five Thousand One Hundred Sixteen Thousand Dollars and no/100ths
Dollar(s) and other valuable consideration,
ROSE M. DEO
(Trustee) (~~Co-Trustee~~) of the ROSE M. DEO TRUST

does hereby convey to
ANGELA BARKER

the following described real estate in Madison County, Iowa:

The West Ten (10) rods of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 9, and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 9, except a tract bounded by and included within a line running as follows: Beginning at the Northeast corner of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 9, running thence West 20 rods, thence South 20 rods, thence on a straight line running in a southeasterly direction to a point 55 rods South of said point of beginning, thence North to said point of beginning, all in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa.

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 _____ day of November, 2009.

By: _____ (title) Rose M. Deo
Rose M. Deo

By: _____ (title)

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

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on 16th of November, 2009, by Rose M. Deo as Trustee of the Rose M. Deo Trust.

Nancy J. Jewins, Notary Public

