

Document 2008 1260

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Date 4/21/2008 Time 3:04 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$76.00

Rev Stamp# 121 DOV# 118

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form-No. 107

Recorder's Cover Sheet

^{\$48,000}
Preparer Information:

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information:

Doug Leonard and Janis Ware, 3501 Eula Dr., Urbandale, IA 50322

✓ **Return Address**

Doug Leonard and Janis Ware, 3501 Eula Dr., Urbandale, IA 50322

Grantors:

Thomas L. Smith, as Trustee of the Thomas L. Smith Family Trust dated August 14, 2007 and
Glenna J. Finney, Trustee of the Glenna J. Finney Revocable Trust under agreement dated
August 20, 2007

Grantees:

Doug Leonard and Janis Ware

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$48,000.00 Dollar(s) and other valuable consideration, Thomas L. Smith, Trustee of Thomas L. Smith Family Trust dated August 14, 2007 and Glenna J. Finney, Trustee of the Glenna J. Finney Revocable Trust dated August 20, 2007 do hereby convey to Doug Leonard and Janis Ware as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 12.00 acres, as shown in Amended Plat of Survey filed in Book 2008, Page 949 on March 21, 2008, in the Office of the Recorder of 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 _____, 2008.

Thomas L. Smith Family Trust

By *Thomas L. Smith*
Thomas L. Smith as Trustee

Glenna J. Finney Revocable Trust

By *Glenna J. Finney*
Glenna J. Finney as Trustee

MISSOURI
STATE OF ~~KY~~, COUNTY OF LINN

This instrument was acknowledged before me on this 10 day of April, 2008,
by Thomas L. Smith as Trustee of the Thomas L. Smith Family Trust dated August 14, 2007.

MARY S. ENYEART
Notary Public - Notary Seal
State of Missouri
Linn County
My Commission Expires: July 17, 2010
My Commission # is 06431556

Mary S. Enyeart

STATE OF IOWA, COUNTY _____

This instrument was acknowledged before me on this 11 day of April, 2008,
by Glenna J. Finney as Trustee of the Glenna J. Finney Revocable Trust under agreement dated
August 20, 2007.

JENNIFER STOVER
Commission No. 729109
My Commission Exp. 02/22/10

Jennifer Stover