

Document 2008 752

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,014.40

Rev Stamp# 70 DOV# 72

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK



TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

634,500.00

Preparer Information: (Name, address and phone number)

William E. Bump

211 SW 7th St., Box 366, Stuart, IA 50250 (515)523-2843

Taxpayer Information: (Name and complete address)

Jeffrey S. and Stacey Boston, 16616 Bear Creek Road, Earlham, IA 50072

Return Document To: (Name and complete address)

William E. Bump

211 SW 7th St., Box 366

Stuart, IA 50250

Grantors:

Thomas R. Gibson Revocable Trust

Thomas R. Gibson, Trustee

Rosemary Mackenzie Gibson, Trustee

Grantees:

Jeffrey S. Boston

Stacey Boston

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Thomas R. Gibson and Rosemary Mackenzie Gibson
(Trustee) (Co-Trustees) of Thomas R. Gibson Revocable Trust, dated May 24, 1995

does hereby convey to
Jeffrey S. Boston and Stacey Boston, 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:
The Northeast Quarter (NE1/4) AND the North 20 Acres of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to easements, restrictions and covenants apparent or of record.

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 29th day of February, 2008.

Thomas R. Gibson
Revocable Trust dated 5-24-95

By: Thomas R. Gibson
Thomas R. Gibson, Trustee (title)

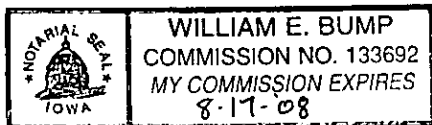
By: Rosemary Mackenzie Gibson
Rosemary Mackenzie Gibson, Trustee (title)

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 February 29th, 2008, by Thomas R. Gibson and Rosemary Mackenzie Gibson,
As [Trustee][Co-Trustee] of the above entitled trust.

William E. Bump
WILLIAM E BUMP, Notary Public



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