

Document 2008 766

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Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$329.60  
Rev Stamp# 73 DOV# 74  
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

# 206,250.00

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

William E. Bump  
211 SW 7th St., Box 366  
Stuart, IA 50250, Phone: (515) 523-2843

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

Mark C. Grossman, 31166 Vintage Point, Waukee, IA 50263

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

William E. Bump  
211 SW 7th St., Box 366  
Stuart, IA 50250

**Grantors:**

Rosemary Mackenzie Gibson Revocable Trust  
Rosemary Mackenzie Gibson, Trustee  
Thomas R. Gibson, Trustee

**Grantees:**

Mark C. Grossman

**Legal description:** See Page 2

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



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

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

does hereby convey to  
Mark C. Grossman

the following described real estate in Madison County, Iowa:

See I in Addendum

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 7<sup>th</sup> day of March, 2008

Rosemary Mackenzie Gibson  
Revocable Trust dated 5-24-95

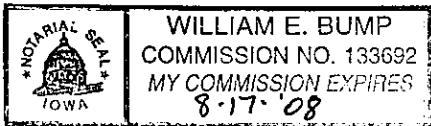
By: Rosemary Mackenzie Gibson  
Rosemary Mackenzie Gibson, Trustee (title)

By: Thomas R. Gibson  
Thomas R. 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 March 7<sup>th</sup>, 2008  
by Rosemary Mackenzie Gibson and Thomas R. Gibson  
as Co-Trustees  
of Rosemary Mackenzie Gibson Revocable Trust, dated May 24, 1995



William E. Bump  
William E. Bump, Notary Public

## Addendum

1. The East Half (E ½) of the Northwest Quarter (NW ¼), except the West 8.75 rods of the South 36.5 rods thereof, and the Northeast Quarter (NE ¼), except the following described parcels, to-wit: 1. All that part of the Northeast Quarter (NE ¼) of Section 22, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the northeast corner of said Section 22; thence South 00°00'13" East, along the East line of said Northeast Quarter (NE ¼) a distance of 2656.61 feet; thence South 89°36'51" West, along the south line of said Northeast Quarter (NE ¼), a distance of 1437.12 feet; thence North 00°39'56" East, a distance of 747.45 feet; thence North 00°13'33" West, a distance of 491.08 feet; thence North 00°57'08" West a distance of 289.28 feet; thence North 00°15'07" West a distance of 626.68 feet; thence North 00°43'09" West, a distance of 498.75 feet; thence North 89°28'35" East, along the North line of said Northeast Quarter (NE ¼), a distance of 1444.05 feet to the point of beginning, containing 87.43 acres, more or less, including 4.05 acres of road easement; and 2. Parcel "A" located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 612 on September 21, 1995, in the office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.