

Document 2008 832

Book 2008 Page 832 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$567.20

Rev Stamp# 83 DOV# 84

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

\$ 354,875.00

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)

Bonnie Jean Finch, 1658 N Avenue, Jefferson, IA 50129

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
Thomas R. Gibson

Grantees:

Bonnie Jean Finch

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
Bonnie Jean Finch, a single individual

the following described real estate in Madison County, Iowa:
See 1 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 day of March, 2008.

Rosemary Mackenzie Gibson
Revocable Trust dated 5-24-95

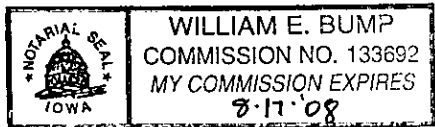
By: Rosemary Mackenzie Gibson
Rosemary Mackenzie Gibson (title)

By: Thomas R. Gibson
Thomas R. Gibson (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 7th, 2008
by Rosemary Mackenzie Gibson and Thomas R. Gibson
as Co-Trustees
of the Rosemary Mackenzie Gibson Revocable Trust dated May 24, 1995



William E. Bump
WILLIAM E. BUMP, Notary Public

Addendum

1. All that part of the Northeast Quarter 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 $00^{\circ}00'13''$ East, along the East line of said Northeast Quarter, a distance of 2656.61 feet; thence South $89^{\circ}36'51''$ West, along the South line of said Northeast Quarter, a distance of 1437.12 feet; thence North $00^{\circ}39'56''$ East, a distance of 747.45 feet; thence North $00^{\circ}13'33''$ West, a distance of 491.08 feet; thence north $00^{\circ}57'08''$ West a distance of 289.28 feet; thence North $00^{\circ}15'07''$ West, a distance of 626.68 feet; thence North $00^{\circ}43'09''$ West, a distance of 498.75 feet; thence North $89^{\circ}28'35''$ East, along the North line of said northeast Quarter, 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, subject to and together with any and all easements, restrictions or covenants apparent or of record.