

Document 2008 3199

Book 2008 Page 3199 Type 03 001 Pages 2
Date 10/29/2008 Time 1:36 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$937.60
Rev Stamp# 337 DOV# 338
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

Preparer Information: (Name, address and phone number)

Clint Hight, 164 Public Square, Box 32, Greenfield, IA 50849, Phone: (641) 743-6197
\$586,390

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

2791 Highway 169, Winterset, IA 50273

Vin Wildin

Return Document To: (Name and complete address)

Clint Hight, 164 Public Square, Box 32, Greenfield, IA 50849, Phone: (641) 743-6197

Grantors:

Clarence Wildin Revocable Trust

Grantees:

Vincent Wildin
Katherine Wildin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Terrill E. Warren & Randal D. Wildin
(Trustee) (Co-Trustees) of Clarence Wildin Revocable Trust dated 3-17-08

does hereby convey to
Vincent Wildin and Katherine Wildin, husband and wife, as joint tenants with full rights of survivorship,

the following described real estate in Madison County, Iowa:
Northwest Fractional Quarter (NW1/4) of Section One (1), Township Seventy-four (74) North,
Range Twenty-eight (28) West of the 5th P.M., containing 167.54 acres, more or less

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 29 day of October, 2008.

By: _____ (title)

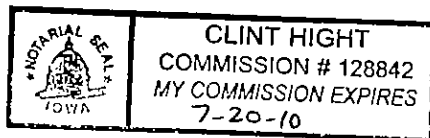
By: Randal D. Wildin
Randal D. Wildin (title)

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

Terrill E. Warren
Terrill E. Warren

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

STATE OF Iowa, COUNTY OF Adair
This instrument was acknowledged before me on October 29, 2008
by Terrill E. Warren and Randal D. Wildin
as co-trustees
of Clarence Wildin Revocable Trust dated 3-17-08



Clint Hight
Clint Hight, Notary Public