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LISA SMITH, COUNTY RECORDER

MADISON IOWA



## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION Official Form No. 107 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Bruce Bellamy, Georgine Bellamy, Jeff Bellamy and Stephanie Bellamy, 1904 Hogback Bridge Rd., Winterset, IA 50273

Return Document To: (Name and complete address)

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

**Grantors:** 

Grantees:

Robert M. Young Trust

Bruce Bellamy Georgine Bellamy Jeff Bellamy Stephanic Bellamy

\$275,600.00

Legal description: See Page 2

Document or instrument number of previously recorded documents:

◆ The Iowa State Bar Association 2005 IOWADOCS

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

does hereby convey to See Addendum  the following described real estate in	(Trustee) (Go-Trustees) of Robo 2001	ert M. Young Trust crea	ated under Trust Agreement dated May 30,
An undivided one-half interest in and to:  The East Half (E/2) of the Southwest Quarter (SW/3) and the West one-fourth of the Southeast Quarter (SE/4) of Section Two (2) in Township Seventy-six (76) North, Range, Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT See Exhibit "A"  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; nat the real estate is free and clear of all liens and encumbrances, except as may be above stated, and rantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as nay be above stated. The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ransfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating he 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 major the validity of the trust or the validity of the tru	does hereby convey to See Addendum		
An undivided one-half interest in and to:  The East Half (E/z) of the Southwest Quarter (SW/z) and the West one-fourth of the Southeast Quarter (SE/z) of Section Two (2) in Township Seventy-six (76) North, Range, Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT See Exhibit "A"  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; nat the real estate is free and clear of all liens and encumbrances, except as may be above stated, and rantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as 192 be above stated. The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ansier is made is duly executed and in existence, that to the knowledge of the grantor the person creating he trust was under no disability or infirmity at the time the trust vast 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 tr			
The East Half (E½) of the Southwest Quarter (SW¼) and the West one-fourth of the Southeast Quarter (SE¼) of Section Two (2) in Township Seventy-six (76) North, Range, Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT See Exhibit "A"  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; at the real estate is free and clear of all liens and encumbrances, except as may be above stated; and rantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as any be above stated.  The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ansfer is made is duly executed and in existence; that to the knowledge of the grantor he person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee is effective and rightful; and that the trustee knows of no facts or legal claims which might near 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 polaral number, according to the context.  Dated this	the following described real estat	e inMadis	On County, Iowa:
Quarter (SE'4) of Section Two (2) in Township Seventy-six (76) North, Range, Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT See Exhibit "A"  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; at the real estate is free and clear of all liens and encumbrances, except as may be above stated; and rantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as any be above stated.  The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ansfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating e trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might happing 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 rolural number, according to the context.  Dated this	An undivided one-half interest	t in and to:	
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; and rantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as any be above stated. The grantor further warrants to the grantees all of the following: That the trust pursuant to which the ansfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating to trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might apair 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	Quarter (SE¼) of Section Two	(2) in Township Sever	nty-six (76) North, Range, Twenty-eight (28)
state by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; and the real estate is free and clear of all liens and encumbrances, except as may be above stated; and rantor 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 ansfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating he 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 on pair 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 replural number, according to the context.  Dated this	, rest of the oth rand, madisor	i county, roma, Erroer	W.C.A.
(title)  Robert M. Young  y:	state by title in fee simple; that at the real estate is free and cl antor covenants to warrant and	grantor has good and la ear of all liens and encu	wful authority to sell and convey the real estate imbrances, except as may be above stated; an
y:	The grantor further warrants ansfer is made is duly executed the trust was under no disability of the grantees is effective and repair the validity of the trust or the Words and phrases herein, in a plural number, according to the	and in existence; that to or infirmity at the time the ightful; and that the trust ne validity of the transfer. iccluding the acknowledge context.	e following: That the trust pursuant to which the knowledge of the grantor the person creatin trust was created; that the transfer by the truste ee knows of no facts or legal claims which mighten thereof, shall be construed as in the singular
(title) s (Trustee) (Co Trustee) of As (Trustee) (Co Trustee) of the above-entitled trust  STATE OF, COUNTY OF This instrument was acknowledged before me on, by as	The grantor further warrants ansfer is made is duly executed to trust was under no disability of the grantees is effective and repair the validity of the trust or the Words and phrases herein, in replural number, according to the Dated this day of	and in existence; that to or infirmity at the time the ightful; and that the trust ne validity of the transfer. iccluding the acknowledge context.	e following: That the trust pursuant to which the knowledge of the grantor the person creatin trust was created; that the transfer by the truste ee knows of no facts or legal claims which mighten thereof, shall be construed as in the singular
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## Acknowledgment for Individual Trustees

STATE OF	IOWA	, COUNTY OF MAD	DISON	
This instrument Robert M. Young		ed before me on	Dec 16, 200	<b>{</b> , by
			2	n no
As [Trustee][Co-	ြေ 🚓 🦫 ငဂ	ove-entitled-trust—EHHULD B. UL:VER mmission Number 201442 My Commission Expires August 26, 2009	Inon	Mr. Why , Notary Public
STATE OF	L	, COUNTY OF		
This instrument	was acknowledg	ed before me on		,, by
As [Trustee][Co-1	Trustee] of the ab	ove entitled trust.		<del></del>
				, Notary Public
STATE OF		, COUNTY OF		
This instrument	was acknowledge	ed before me on		, by
As [Trustee][Co-7	rustee] of the ab	ove entitled trust.		
				, Notary Public
		Acknowledgment for C	Corporate Trustee	
STATE OF		, COUNTY OF		
as		of		<u> </u>
As [Trustee][Co-1	rustee] of the ab	ove entitled trust.		
				, Notary Public

## **ADDENDUM**

Bruce Bellamy and Georgine	Bellamy as to an u	undivided one-h	nalf interest and	l Jeff Bellamy and
Stephanie Bellamy as to an ur	ndivided one-half i	interest		

A parcel of land in the Southeast Quarter (1) of the Southwest Quarter (1) of Section Two (2), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the South Quarter Corner of Section Two (2), Township Seventy-six (76) North, Range Twenty-eight (28); West of the 5th P.M., Madison County, Iowa; thence along the South line of the Southwest Quarter (1) of said Section Two (2), North 90'00'00" Nest, 77.83 feet to the point of beginning. Thence continuing North 90'00'00" West, 59.59 feet; thence North 01'03'39" East, 133.27 feet; thence South 88'29'44" East, 59.55 feet; thence South 88'29'44" East, 59.55 feet; thence South 01'02'46" West, 131.70 feet to the point of beginning. Said parcel of land contains 0.181 Acres including 0.044 Acres of public road right of way.

In the svent this property is ever abandoned by the Madison County Historical Society, it will revert to the then owner of the land now owned by the Grantors.