

Document 2008 3633

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Date 12/16/2008 Time 2:46 PM

Rec Amt \$27.00 Aud Amt \$5.00

Rev Transfer Tax \$439.20

Rev Stamp# 389 DOV# 394

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)

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:

Noel Young Revocable Trust

\$275,000.00

Grantees:

Bruce Bellamy

Georgine Bellamy

Jeff Bellamy

Stephanie Bellamy

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$275,000.00
Dollar(s) and other valuable consideration,
Noel Young and Robert Miles Young
(Trustee) (Co-Trustees) of Noel Young Revocable Trust

does hereby convey to
See Addendum

the following described real estate in Madison County, Iowa:
An undivided one-half interest in and to:
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 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 10 day of Dec, 2009.

By: Co-Trustee (title)

By: _____ (title)

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

Noel Young
Robert Miles Young
As-(Trustee) (Co-Trustee) of
the above-entitled trust

STATE OF Wyoming, COUNTY OF Sheridan
This instrument was acknowledged before me on 12/10/09
by Noel Young
as _____
of _____

Jerrold B. Oliver
1-9-09, Notary Public
LADEAN HAUX NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES JANUARY 9, 2009

Acknowledgment for Individual Trustees

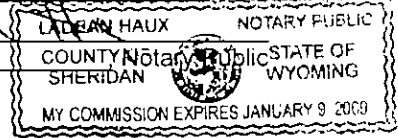
STATE OF WYOMING, COUNTY OF _____

This instrument was acknowledged before me on 12/10, 2008, by
Noel Young _____

As [Trustee][Co-Trustee] of the above entitled trust.

[Signature]

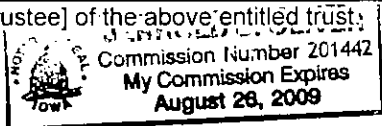
12/09



STATE OF Iowa, COUNTY OF Madison

This instrument was acknowledged before me on 12-16-08, _____, by
Robert Miles Young _____

As [Trustee][Co-Trustee] of the above entitled trust.



[Signature]

Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

as _____ of _____

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

ADDENDUM

Bruce Bellamy and Georgine Bellamy as to an undivided one-half interest and Jeff Bellamy and Stephanie Bellamy as to an undivided one-half interest

EXHIBIT "A"

A parcel of land in the Southeast Quarter (¼) of the Southwest Quarter (¼) 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 (¼) of said Section Two (2), North 90°00'00" West, 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 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 event 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.