

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

AFTER RECORDING, RETURN TO: David J. Nielsen, Erickson & Sederstrom, 10330 Regency Parkway Drive Suite 100, Omaha, NE 68114
✓ ADDRESS TAX STATEMENT: George A. Gibbs, 2383 Sheldon Avenue, Greenfield, Iowa 50849-8119
(Space Above This Line for Recording Data)

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

IN CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, **GEORGE A. GIBBS and PHYLLIS E. NICHOLS, CO-TRUSTEES OF THE MARCELLA GIBBS REVOCABLE TRUST and GEORGE A. GIBBS and PHYLLIS E. NICHOLS, CO-TRUSTEES OF THE AUDRA O. GIBBS FAMILY TRUST, GRANTOR** do hereby convey an undivided One-half (1/2) interest to **GEORGE A. GIBBS, GRANTEE** and an undivided One-half (1/2) interest to **PHYLLIS E. NICHOLS, GRANTEE** in the following described real estate in Madison County, Iowa:

The Fractional Southwest Quarter (SW 1/4) and South Thirty (30) acres of the Northwest Quarter (NW 1/4) of Section Seven (7) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M. in Madison County, Iowa.

NO DECLARATION OF VALUE, GROUNDWATER HAZARD STATEMENT OR TRANSFER STAMPS NECESSARY: CONSIDERATION LESS THAN \$500.00.

Grantor hereby covenants with Grantee, 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.

Grantor further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that 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 Grantee 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 30th day of March, 2004.

**MARCELLA GIBBS REVOCABLE TRUST,
GRANTOR**

By: *George A Gibbs*
GEORGE A. GIBBS, Co-Trustee

By: *Phyllis E Nichols*
PHYLLIS E. NICHOLS, Co-Trustee

AUDRA O. GIBBS FAMILY TRUST, GRANTOR

By: *George A Gibbs*
GEORGE A. GIBBS, Co-Trustee

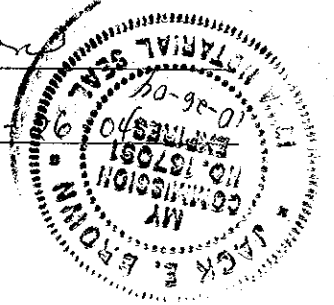
Phyllis E Nichols
PHYLLIS E. NICHOLS, Co-Trustee

STATE OF IOWA)
) SS
COUNTY OF ADAIR)

On this 30th day of March, 2004, before me the undersigned, a Notary Public in and for said state, personally appeared **GEORGE A. GIBBS** and **PHYLLIS E. NICHOLS**, **CO-TRUSTEES OF THE MARCELLA GIBBS REVOCABLE TRUST**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jack E. Brown

Notary Public
My Commission expires: 10-16-06



STATE OF IOWA)
) SS
COUNTY OF ADAIR)

On this 30th day of March, 2004, before me the undersigned, a Notary Public in and for said state, personally appeared **GEORGE A. GIBBS** and **PHYLLIS E. NICHOLS**, **CO-TRUSTEES OF THE AUDRA O. GIBBS FAMILY TRUST**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jack E. Brown

Notary Public
My Commission expires: 10-16-06

