

REAL ESTATE TRANSFER
TAX PAID 61
STAMP #
\$ 167.20
Michelle Utsler
RECORDER
5-31-02 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

FILED NO. 002628
BOOK 2002 PAGE 2628
(PAGE 2628)
2002 MAY 31 PM 12:16
(12:16 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Street Address City Phone

Address Tax Statement : Michael G. and Lois M. Martin
720 N 6th Ave Cir., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE HUNDRED FIVE THOUSAND AND NO/100
Dollar(s) and other valuable consideration,
JONI J. HOPKINS, Formerly known as JONI J. REED
(Trustee) (Co-Trustees) of JONI J. REED TRUST under Trust Agreement, dated October 29, 1993

does hereby convey to
MICHAEL G. MARTIN and LOIS M. MARTIN, Husband and Wife, as Joint Tenants with Full Rights of Survivorship,
and not as Tenants in Common

the following described real estate in MADISON County, Iowa:

Parcel 9A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, And an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa,

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 30th day of may, 2002.

By: _____ (title)

Joni J. Hopkins
JONI J. HOPKINS, f/k/a JONI J. REED

By: _____ (title)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on MAY 30, 2002, by
JONI J. HOPKINS, f/k/a JONI J. REED as [Trustee] [Co-Trustee] of the
above-entitled trust.



Catherine A. Weltha
Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.