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FILED NO.

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BOOK PAGE

2003 JAN -3 AM 11:06  
(11:06 AM)

NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

Preparer Information  G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement : Janet H. Gutshall  
c/o Ronald Gutshall, P.O. Box 5493  
Sun City, Arizona 85376

SPACE ABOVE THIS LINE  
FOR RECORDER

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

For the consideration of distribution under Trust Agreement as set forth below

Dollar(s) and other valuable consideration,  
Janet H. Gutshall

(Trustee) (~~Co-Trustees~~) of M. Wayne Gutshall and Janet H. Gutshall Revocable Living Trust, under a Trust Agreement dated December 20, 1996

does hereby convey to

Janet H. Gutshall, Trustee of the M. Wayne Gutshall Family Trust B under a Trust Agreement dated December 20, 1996

the following described real estate in Madison County, Iowa:

The Grantor's undivided one-fourth (1/4) interest in the following described property:

The South Half (1/2) of the Northwest Quarter (1/4) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The Grantor's undivided one-third (1/3) interest in the following described property:

The North Half (1/2) of the Northwest Quarter (1/4) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

This is a distribution of assets upon the death of M. Wayne Gutshall, also known as Max Wayne Gutshall, who died on November 7, 2000, pursuant to the terms of the M. Wayne Gutshall and Janet H. Gutshall Revocable Living Trust, under a Trust Agreement dated December 20, 1996, without actual consideration.

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 12<sup>TH</sup> day of December, 2002.

\_\_\_\_\_

By: \_\_\_\_\_ (title)

Janet H. Gutshall  
Janet H. Gutshall

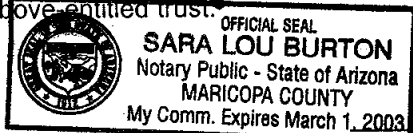
By: \_\_\_\_\_ (title)

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

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

STATE OF Arizona, COUNTY OF Maricopa

This instrument was acknowledged before me on 12 December 2002, by  
Janet H. Gutshall as [Trustee] [~~Co-Trustee~~] of the  
above-entitled trust.



Sara Lou Burton  
\_\_\_\_\_, 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.