

REAL ESTATE TRANSFER
TAX PAID 39
STAMP #
\$ 340.00
Michelle Utzler
RECORDER
519-03 Madison
DATE COUNTY

REC \$ 5
AUD \$ 5
R.M.F. \$ 1

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FILED NO.
BOOK 2003 PAGE 2900
2003 MAY 19 PM 1:45
(1:45 PM)
MICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Miller Law Firm, 3737 Woodland Ave., Suite 130, West Des Moines, IA 50266, (515) 457-9843

Individual's Name _____ Street Address _____ City _____ Phone _____

Address Tax Statement : 1402 Upland Lane, Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER

\$213,000.00



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of one
Dollar(s) and other valuable consideration,
Richard Joens
(Trustee) (~~Co-Trustees~~) of The Gerald Durant Trust

does hereby convey to
Timothy W. Miller and Marlo M. Miller, 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:
Lot Twenty-nine (29) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



subject to easements and restrictions of record.

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 12th day of May, 2003.

By: _____ (title)

Richard Joens
Richard Joens

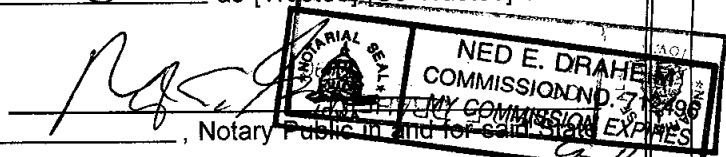
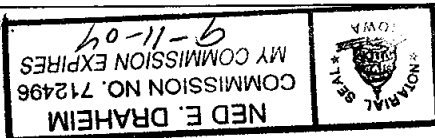
By: _____ (title)

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 12, 2003, by
Richard Joens as [Trustee] [~~Co-Trustee~~] of the
above-entitled trust.



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