

ENTERED FOR TAXATION
THIS 13 DAY OF March
Jan Walsh
AUDITOR
DEPUTY AUDITOR

Document 2006 969

Book 2006 Page 969 Type 03 001 Pages 3
Date 3/13/2006 Time 12:00 PM
Rec Amt \$17.00 Aud Amt \$10.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

TRUSTEE SPECIAL WARRANTY DEED

(Inter Vivos Trust)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jason R.S. Cassady, PO Box 278, Norwalk, IA 50211, Phone: (515) 981-5401

Taxpayer Information: (name and complete address)

Gary and Gloria Purdy
3048 Cumming Rd, Van Meter, Ia 50261

✓ **Return Document To:** (name and complete address)

Gary and Gloria Purdy
3048 Cumming Rd, Van Meter, Ia 50261

Grantors:

Purdy Family Trust, dated June 6, 1994

Grantees:

Gary W. Purdy and Janette M. Purdy

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Gary Purdy and Gloria Purdy, Co-Trustees of Purdy Family Trust, dated June 6, 1994, does hereby convey to Gary W. Purdy and Janette M. Purdy, husband and wife, as joint tenants full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

EXCEPT: Parcel "A" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 143 on October 14, 1997, in the Office of the Madison County, Iowa,

AND The Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND the North Fractional Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

EXCEPT: Parcel "A" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 144 on October 14, 1997, in the Office of the Recorder of Madison County, Iowa,

AND EXCEPT: Parcel "C" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-one (31), and in the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty (30), except that part of Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2003, Page 3779 on June 27, 2003, in the Office of the Recorder of Madison County, Iowa

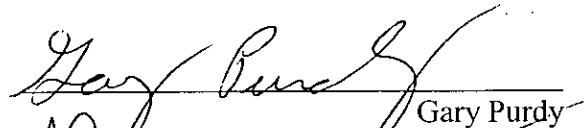
Exception No. 21 – distribution from Trust to beneficiaries without consideration.

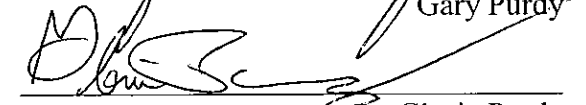
The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated.

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 13th day of February, 2006.

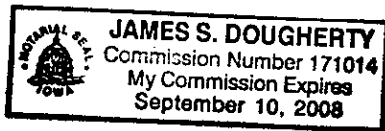


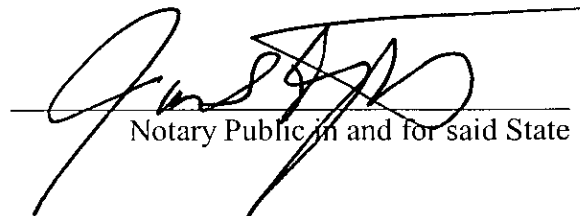
Gary Purdy


Gloria Purdy
As Co-Trustees of the above-entitled trust

STATE OF IOWA, COUNTY OF WARREN

This instrument was acknowledged before me on this 13th day of February, 2006, by Gary Purdy and Gloria Purdy as Co-Trustee of the above-entitled trust.





Notary Public in and for said State