



ENTERED FOR TAXATION
 THIS 03 DAY OF 08-2006
J. Welch
D. Corkleau
 DEPUTY

Document 2006 3199

Book 2006 Page 3199 Type 03 001 Pages 3
 Date 8/03/2006 Time 9:55 AM
 Rec Amt \$17.00 Aud Amt \$5.00
 Rev Transfer Tax \$255.20
 Rev Stamp# 356 DOV# 343

MICHELLE UTSLER, COUNTY RECORDER
 MADISON IOWA

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



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
 Official Form No. 107
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Rosetta Emery, 1344 Summit Drive, Fenton, MO 63026

Return Document To: (Name and complete address)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Hilden Trust

Grantees:

Rosetta A. Emery

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of 160,000.00
Dollar(s) and other valuable consideration,
Linda Jo Kirkland
(Trustee) (Co-Trustees) of Hilden Trust Dated May 8, 1998

does hereby convey to
Rosetta A. Emery

the following described real estate in Madison County, Iowa:
Lot One (1) of West End Townhomes Addition, an Addition to the City of Winterset, 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 2nd day of August, 2006.

By: _____ (title)

Linda Jo Kirkland
Linda Jo Kirkland

By: _____ (title)

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

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

STATE OF I, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____,
as _____ of _____.

_____, Notary Public

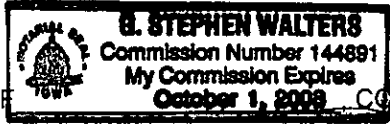
Acknowledgment for Individual Trustees

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 2, 2006, by Linda Jo Kirkland

As [Trustee][~~Co-Trustee~~] of the above entitled trust.

[Signature]
G. Stephen Walters, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

as _____ of _____

As [Trustee][Co-Trustee] of the above entitled trust.

_____, Notary Public