

THIS 03 DAY OF 68-2006

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MADISON IOWA

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

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MICHELLE UTSLER. COUNTY RECORDER

COMPUTER RECORDED COMPARED



## 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:** 

Grantees:

Hilden Trust

Rosetta A. Emery

Legal description: See Page 2

Document or instrument number of previously recorded documents:



## TRUSTEE WARRANTY DEED (Inter Vivos Trust)

(Trustee) (Co-Trustees) of '''	lden Trust Dated May 8, 1998	
· · · · · · · · · · · · · · · · · · ·		
does hereby convey to Rosetta A. Emery		
the following described real as	Madiso Madiso	on County, Iowa:
<del>-</del>	·	the City of Winterset, Madison County, Iowa.
	•	
The grantor hereby covers	ante with grantees, and su	ccessors in interest, that grantor holds the rea
state by title in fee simple; th	at grantor has good and la	wful authority to sell and convey the real estate
		imbrances, except as may be above stated; and gainst the lawful claims of all persons, except as
ay be above stated.	ma abrona mo roam obtato a	gamet and natival diamic of all persons, except as
The grantor further warran	ts to the grantees all of the	e following: That the trust pursuant to which the
المراجع والراج المراجع المستعدم أأراج المراجع المراجع	and amad in assintances, that the	
ansier is made is duly execut	ed and in existence, that to	the knowledge of the grantor the person creating
e trust was under no disabilit	y or infirmity at the time the	trust was created; that the transfer by the trustee
e trust was under no disabilit the grantees is effective an	y or infirmity at the time the d rightful; and that the truste	the knowledge of the grantor the person creating trust was created; that the transfer by the trustee ee knows of no facts or legal claims which might
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## **Acknowledgment for Individual Trustees**

STATE OF	IOWA , COUNTY OF MADI	SON	
This instrument wa Linda Jo Kirkland	as acknowledged before me on	gust 2	
As [Trustee][@xxXiiii	steel of the above entitled trust.	A stall	
ethic a	8. STEPHEN WALTERS commission Number 144891 My Commission Expires October 1, 2008	<del></del>	ters, Notary Public
This instrument wa	as acknowledged before me on		
As [Trustee][Co-Tru	stee] of the above entitled trust.		
			, Notary Public
STATE OF	, COUNTY OF		
This instrument wa	as acknowledged before me on		, by
As [Trustee][Co-Tru	stee] of the above entitled trust.		·
			, Notary Public
	Acknowledgment for Co	orporate Trustee	
STATE OF	, COUNTY OF		
	as acknowledged before me on	•	
as	ofstee) of the above entitled trust.		· · · · · · · · · · · · · · · · · · ·
As [Trustee][C0-Tru	steej of the above entitled trust.		
		· · · · · · · · · · · · · · · · · · ·	, Notary Public