

4

Document 2006 4739

Book 2006 Page 4739 Type 03 001 Pages 3
Date 11/14/2006 Time 3:41 PM
Rec Amt \$17.00 Aud Amt \$5.00

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)

Jason Springer, 3115 Douglas Ave. Des Moines, IA 50310. Phone: (515) 255-4500

Taxpayer Information: (Name and complete address)

Jacqueline Devore, 1596 State Hwy. 92, Winterset, IA

✓ mca

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

Jason Springer, 3115 Douglas Ave. Des Moines, IA 50310. Phone: (515) 255-4500

Grantors:

Grant E. Marston
L. MacGregor

Grantees:

Jacqueline Devore

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of one
Dollar(s) and other valuable consideration,
Grant E. Marston and L. MacGregor
(Trustee) (Go-Trustees) of The Marston Living Trust, dated June 14, 2004, and amendments thereto

does hereby convey to
Jacqueline Devore

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 10 day of November, 2006.

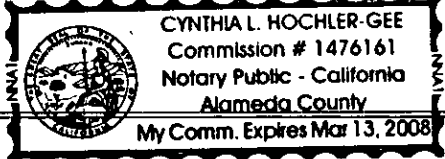
By: Grant E. Marston, Trustee
Grant E. Marston, Trustee (title)

By: L. MacGregor, Trustee
L. MacGregor, Trustee (title)

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

STATE OF California, COUNTY OF Alameda

This instrument was acknowledged before me on 11-10- 2006
by Grant E. Marston and L. MacGregor
as Trustees of The Marston Living Trust, dated June 14, 2004 and amendments thereto.



Cynthia L. Hochler-Gee
Notary Public

Addendum

1. All That part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northeast corner of said Section One (1); thence North $89^{\circ}50'18''$ West a distance of 341.89'; thence South $00^{\circ}13'34''$ East a distance of 60.00' to the point of beginning; thence South $00^{\circ}13'34''$ East a distance of 367.87'; thence South $89^{\circ}47'27''$ West a distance of 197.65'; thence North $00^{\circ}16'18''$ West a distance of 98.48'; thence South $86^{\circ}27'09''$ West a distance of 10.31'; thence North $01^{\circ}42'11''$ West a distance of 116.83'; thence South $88^{\circ}55'15''$ West a distance of 271.56'; thence North $00^{\circ}40'26''$ East a distance of 70.30'; thence North $41^{\circ}26'39''$ East a distance of 119.79'; thence South $89^{\circ}51'29''$ East a distance of 401.82' to the point of beginning.
Containing 2.63 acres including 0.07 acres of county road right of way.
Exemption #20