

Document 2006 4758

Book 2006 Page 4758 Type 03 001 Pages 4
Date 11/15/2006 Time 1:38 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$239.20
Rev Stamp# 525 DOV# 516

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



\$150,000.00

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641)
743-2175

Taxpayer Information: (Name and complete address)

Tony Lee Perkins, 7312 Oak Brook Drive, Urbandale, IA 50322

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

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641)
743-2175

Grantors:

Edward M. Woodson, Trustee

Grantees:

Tony Lee Perkins
Barbara Jane Perkins

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Edward M. Woodson
(Trustee) (Co-Trustees) of Edward M. Woodson Declaration of Trust dated October 26, 1981

does hereby convey to
Tony Lee Perkins & Barbara Jane Perkins, husband & wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common

the following described real estate in Adair County, Iowa:
Parcel "A" located in the Northwest Quarter (NW¹/₄) of the Southeast Quarter (SE¹/₄) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 10.27 acres, as shown in Amended Plat of Survey filed in Book 2006, Page 1594 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa,

See Addendum Attached.

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 27th day of October, 2006.

By: Edward M Woodson
Edward M. Woodson, Trustee (title)

Judy A Woodson
Judy A. Woodson, wife of Edward M. Woodson
Release of Dower

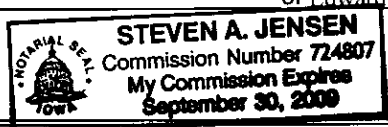
By: _____
(title)

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

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

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on October 27th, 2006,
by Judy A. Woodson
as wife of Edward M. Woodson



[Signature]
Notary Public

Acknowledgment for Individual Trustees

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on October 27th, 2006, by
Edward M. Woodson

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

[Signature], 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

ADDENDUM TO DEED

1. Grantee shall be responsible for construction and maintenance of all boundary fence around the acreage to be constructed on or before March 1, 2008. Fence shall consist of at least 6 barbed wires and be adequate to keep horses inside the acreage and cattle outside the acreage. Grantor shall have casement for ingress and egress for farming purposes across the acreage until fences are completed.

2. Grantor reserves an easement for a water line and water system from the existing waterer south of the pond to the south boundary of the acreage. Grantor shall have right to construct and maintain water system at his expense. Grantor's water rights shall have priority over Grantee's rights to the extent necessary to maintain a water supply to a minimum of 30 cows.