

Document 2007 171

Book 2007 Page 171 Type 03 001 Pages 4

Date 1/12/2007 Time 10:06 AM

Rec Amt \$22.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

✓ **Preparer Information:** (Name, address and phone number)

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Morris D. Smith
1662 Fieldstone Avenue
Earlham, IA 50072

Return Document To: (Name and complete address)

Morris D. Smith
1662 Fieldstone Avenue
Earlham, IA 50072

Grantors:

Wells Fargo Bank Iowa, N.A.
as Trustee of the Glenna Arlene Smith
Revocable Trust

Grantees:

Morris D. Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents: 706



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Wells Fargo Bank Iowa, N.A.
(Trustee) ~~(Co-Trustee)~~ of the Glenna Arlene Smith Revocable Trust Agreement dated October 10, 1997

does hereby convey to
Morris D. Smith

the following described real estate in Madison County, Iowa:

(Legal description is attached hereto as Exhibit A and incorporated herein by reference.)

This transfer is for distribution of assets from a trust and is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(20), Code of 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 January, 2007
December, 2006

By: Maureen Shanaberger
Maureen Shanaberger, Vice President (title)

By: W. Kent
W. Kent, Vice President (title)
As (Trustee) (Co-Trustee) of the above-entitled trust

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

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____

_____, Notary Public

Acknowledgments for Individuals

STATE OF _____, COUNTY OF _____

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

_____, Notary Public

STATE OF _____, COUNTY OF _____

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

_____, Notary Public

STATE OF _____, COUNTY OF _____

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

_____, Notary Public

Acknowledgments for Corporation or Other Entity

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on January 2, 2007
December, 2006
by Maureen A. Shanaberger and W. Kent Merle Miller
as Vice Presidents of Wells Fargo Bank Iowa, N.A., Trustee

Laura L. May
_____, Notary Public



EXHIBIT A

An undivided ½ interest in and to the following described real estate:

Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-Six (76) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa Except the South 539 Feet of the West 110 Feet thereof, and EXCEPT the tract legally described as follows:

Parcel "B" in the Southwest Quarter of Section 15, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of Section 15, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa thence South 89°06'32" West 110.00 feet along the South line of the Southwest Quarter of said Section 15 to the Point of Beginning; thence North 00°44'10" East 538.97 feet; thence South 89°41'53" East 508.17 feet; thence South 00°10'55" West 224.01 feet; thence North 89°37'52" East 916.00 feet; thence South 13°58'48" West 349.42 feet to a point on the South line of said Southwest Quarter; thence North 89°06'32" West 1346.10 feet to the Point of Beginning containing 12.97 acres including 1.14 acres of County Road right-of-way.