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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)

Glenna J. Finney
1959 Pitzer Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Glenna J. Finney
1959 Pitzer Road
Earlham, Iowa 50072

Grantors:

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

Grantees:

Thomas L. Smith
Glenna J. Finney

Legal description: See Page 2

Document or instrument number of previously recorded documents: 001813



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
Thomas L. Smith and Glenna J. Finney

the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of Section Fourteen (14) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

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.(20).

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 07
December, 2006

Maurcen Annabarger, Vice President (title)
W. Kent Marler, 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, 07
December, 2006, by Maureen A. Shanaberger and W. Kent Miller
as Vice Presidents of Wells Fargo Bank Iowa, N.A., Trustee

Laura L. May
_____, Notary Public

