

Document 2007 1054

Book 2007 Page 1054 Type 03 001 Pages 2
Date 3/16/2007 Time 11:25 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$147.20
Rev Stamp# 92 DOV# 94

INDY ✓
ANNC
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

This instrument prepared by:
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
IOWA REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(RR) Phone # (515) 453-6248

Mail tax statements to:
CHAD METZGER 609 E JEFFERSON, WINTERSET, IA 50273

File #14701006-2275

\$92,220.00

WARRANTY DEED



Legal: **The West 60 feet of Lot Seven (7) in Block Two (2) in Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.**

Address: 609 E Jefferson, Winterset, Ia 50273

Parcel ID: 820000602080000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeanne Gilmore, as Successor Trustee of the Norma L. Junkin 1998 Revocable Trust**, does hereby convey unto **Chad Metzger, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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 as follows:

1. I am the Trustee of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record October 9, 1998, in Book 62, Page 730, of the Madison County, Iowa, Recorder's Office. The person creating the Trust was under no disability or infirmity at the time the Trust was created.
2. I am the presently-existing Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantor of the Trust is alive.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

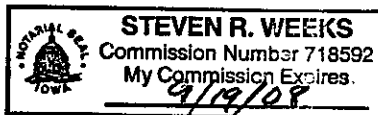
STATE OF IOWA)

COUNTY OF)

SS:

On this 6 day of March, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Jeanne Gilmore, as Successor Trustee of the Norma L. Junkin 1998 Revocable Trust**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.

Steven R. Weeks
Notary Public in and for said State



Dated: March 6, 2007

Norma L. Junkin Trust
Jeanne Gilmore
Jeanne Gilmore
As Successor Trustee of the Norma L
Junkin 1998 Revocable Trust