

Document 2007 2120

Book 2007 Page 2120 Type 03 001 Pages 2

Date 5/22/2007 Time 3:29 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$146.40

Rev Stamp# 192 DOV# 201

LISA SMITH. COUNTY RECORDER
MADISON IOWA

IND ✓

ANNC

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Douglas D. Daggett, 501 W Taylor (Hwy 34), PO Box 404, Creston, IA 50801, Phone: (641) 782-3170

Taxpayer Information: (Name and complete address)

Jason Decker and Rebecca Decker, 208 Church Street, Macksburg, IA 50155

Return Document To: (Name and complete address)

✓ Jerry Oliver, PO Box 230, Winterset, IA 50273

Grantors:

Marvin E. Garrett, Sr.
Harriet E. Garrett
Trustees of Garrett Trust

Grantees:

Jason Decker
Rebecca Decker

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Marvin E. Garrett, Sr. and Harriet E. Garrett, husband and wife
(Trustee) (Co-Trustees) of Garrett Trust u/t/a dated October 1, 1992

does hereby convey to
Jason Decker and Rebecca Decker, husband and wife, as joint tenants with full rights of survivorship
and not as tenants in common

the following described real estate in Madison County, Iowa:

Lots 90, 91, 92, 93, 110, 111, 112, and 113 in Block Nine (9) of Mack's Addition to the Town of Macksburg, Madison County, Iowa, AND
A portion of the east-west alley located in said Block Nine (9), described as follows: Commencing at the Southeast corner of Lot 92;
thence West to the Southwest corner of Lot 105; thence South to the Northwest corner of Lot 116; thence East to the Northeast corner
of Lot 110; thence North to the point of beginning; AND
the North Half (1/2) of the alley lying South of Lots 90 and 91 of said Block Nine (9) AND
the portion of vacated Church Street lying South of Lots 110, 111, 112, and 113 in said Block 9 described as follows: Commencing at
the Southeast corner of Lot 110 of said Block 9, thence West on the South line of said Block 9 to the Southeast corner of Lot 114,
thence South 56 feet to the North line of Block 11, thence East along the North line of Block 11 to a point directly south of the point of
beginning, thence North 56 feet to the point of beginning.

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 22 day of May, 2007.

By: _____ (title)

Marvin E. Garrett Sr.
Marvin E. Garrett, Sr.

By: _____ (title)

Harriet E. Garrett
Harriet E. Garrett

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

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

STATE OF Iowa, COUNTY OF UNION

This instrument was acknowledged before me on May 22, 2007

by Marvin E. Garrett, Sr. and Harriet E. Garrett, husband and wife,

as Trustees

of the Garrett Trust under agreement dated October 1, 1992

D J D, Notary Public

