

Document 2007 2350

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Date 6/07/2007 Time 4:03 PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$540.80

Rev Stamp# 230 DOV# 237

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

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)

James F. Fowler, 209 N. Howard Street, PO Box 197, Indianola, IA 50125, Phone: (515) 961-5377
\$338,320.00

Taxpayer Information: (Name and complete address)

James and Gloria Tracy
3089 - 230th Street
St. Charles, IA 50240

Return Document To: (Name and complete address)

James and Gloria Tracy
3089 - 230th Street
St. Charles, IA 50240

Grantors:

Lou Jean Martens Revocable Trust
Dated August 31, 2005,
Ann Martin, Trustee

Grantees:

James Tracy
Gloria Tracy

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,
Ann Martin
(Trustee) (~~Co-Trustees~~) of Lou Jean Martens Revocable Trust Dated August 31, 2005

does hereby convey to
James Tracy and Gloria Tracy, 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:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, 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 20 day of March, 2007.

LOU JEAN MARTENS REVOCABLE
TRUST DATED AUGUST 31, 2005

By: _____ (title)

Ann Martin
Ann Martin

By: _____ (title)

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

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

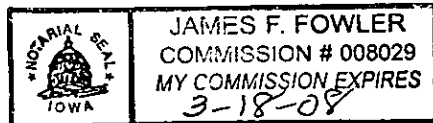
STATE OF IOWA, COUNTY OF WARREN

This instrument was acknowledged before me on March 20, 2007

by Ann Martin

as Trustee

of Lou Jean Martens Revocable Trust Dated August 31, 2005



James F. Fowler
James F. Fowler, Notary Public