

# TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet



✓ MCA \$125,190.00

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

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

**Taxpayer Information:** (Name and complete address)

William and Julie Bintner  
2299 Upland Ave  
St Charles, IA 50240

✓ **Return Document To:** (Name and complete address)

William and Julie Bintner  
2299 Upland Ave  
St Charles, IA 50240

**Grantors:**

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

**Grantees:**

William M. Bintner  
Julie A. Bintner

**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  
William M. Bintner and Julie A. Bintner, husband and wife,  
as tenants in common,

the following described real estate in Madison County, Iowa:

The NW¼ of the NE¼ of Section 9, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT 1 acre for cemetery



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<sup>th</sup> day of March, 2007

\_\_\_\_\_

By: \_\_\_\_\_ (title)

LOU JEAN MARTENS REVOCABLE TRUST DATED AUGUST 31, 2005

By: \_\_\_\_\_ (title)

Ann Martin  
Ann Martin

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

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

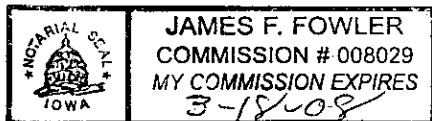
STATE OF IOWA COUNTY OF WARREN

This instrument was acknowledged before me on March 20, 2007

by Ann Martin

as Trustee

of The Lou Jean Martens Revocable Trust Dated August 31, 2005



James F. Fowler Notary Public