

Document 2007 2475

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Date 6/19/2007 Time 3:51 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$228.80

Rev Stamp# 241 DOV# 249

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK

rect
This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

MIDLAND ESCROW SERVICES, 3501 Westown Parkway, West Des Moines, Iowa 50266

Mail tax statements to:

Darrell D. Beem and Michelle A. Beem, 3245 280th St, Truro, IA 50257

File # 5311-283617 VM

\$ 143,100.00

WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

Legal: Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 3, Page 575 on May 9, 2000, in the Office of the Recorder of Madison County, Iowa.

Address: 3245 280th St Truro, IA 50257



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Duane A. Smith and Randi L. Smith, Co-Trustees of the Judy L. Smith Revocable Trust U/A/D July 7, 2005**, do hereby convey unto **Darrell D. Beem and Michelle A. Beem, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record July 13, 2005, in Book 2005, Page 3251, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we re 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 we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. The grantors of the Trust are 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 Dallas) SS:

Dated: 6-13-07

On this 13 day of June 07, before me the undersigned, a Notary Public in and for said State, personally appeared Duane A. Smith and Randi L. Smith, Co-Trustees of the Judy L. Smith Revocable Trust U/A/D July 7, 2005, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they, as Trustees, executed the instrument as the voluntary act and deed of the Trust and of the Trustees.

Duane A. Smith Co-trustee
Duane A. Smith, Co-Trustee of the Judy L. Smith Revocable Trust U/A/D July 7, 2005

Sallie Ann Madden
Notary Public in and for said State

Randi L. Smith - co-trustee
Randi L. Smith, Co-Trustee of the Judy L. Smith Revocable Trust U/A/D July 7, 2005

