

Document 2007 3623

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



**TRUSTEE SPECIAL WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Claudia M. Royal, 3309 S Grace Ave., Sioux Falls, SD 57103

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Eleanor Grout Trust

**Grantees:**

Claudia M. Royal

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE SPECIAL WARRANTY DEED**  
(Inter Vivos Trust)

For the consideration of One  
Dollar(s) and other valuable consideration,  
Eleanor Grout  
(Trustee) (Co-Trustees) of the Eleanor Grout Trust created under the Trust Agreement dated  
September 7, 2005  
does hereby convey to  
Claudia M. Royal

the following described real estate in Madison County, Iowa:  
Parcel "A" in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section One (1), Township  
Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown  
in the Plat of Survey filed in Farm Plat Book 2, Page 430 of the Recorder's Office of Madison County, Iowa

The consideration for this Deed is less \$500.00. Therefore, no Declaration of Value or Ground Water  
Statement is required.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend  
the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 24 day of Sept, 2007

\_\_\_\_\_

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

Eleanor Grout  
Eleanor Grout

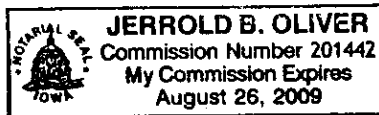
By: \_\_\_\_\_ (title)

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

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

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on Sept 27, 2007, by Eleanor Grout

As [Trustee][Co-Trustee] of the above entitled trust.



Jerrold B. Oliver  
Notary Public

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability  
arising out of the warranties contained herein.