

LISA SMITH, COUNTY RECORDER
MADISON IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Sandra Sue Wallace, 1325 SW 11th Ave., Cape Carol, FL 33991



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Carol Ann Cobbs, Trustee of the Trust created by C.O. Beverlin and Irene Beverlin under the Trust
Agreement dated June 8, 1992 do hereby
Convey to Sandra Sue Wallace

the
following described real estate in Madison County, Iowa:
See 1 in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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.

C.O. Beverline and Irene Beverlin Trust created under the Trust Agreement dated June 9, 1992

Dated: 11-20-07

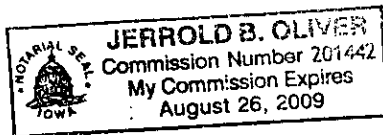
Carol Ann Cobbs
Carol-Ann Cobbs, Trustee (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on Nov 20, 2007, by Carol Ann Cobbs,
Trustee of the Trust created by C.O. Beverlin and Irene Beverlin under the Trust Agreement dated June 8, 1992.

Jerrold B. Oliver

, Notary Public



Addendum

1. The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with an easement for purposes of ingress and egress to and from said real estate over and across the following described real estate: The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, subject to an easement for ingress and egress to Dixie Jill Cameron.

This deed is for the purpose of making distribution from the Trust. Therefore, no Declaration of Value or Ground Water Statement is required.