

4
Document 2007 4388

Book 2007 Page 4388 Type 03 001 Pages 2
Date 12/12/2007 Time 1:52 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$5.60
Rev Stamp# 453 DOV# 463
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)

Jay E. Howe, P.O. Box 86, Greenfield, IA 50849, Phone: (641) 743-6128

Taxpayer Information: (Name and complete address)

TBB, L.C., 425 - 28th Street, Des Moines, IA 50312

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

TBB, L.C., 425 - 28th Street, Des Moines, IA 50312

Grantors:

ROSE M. DEO

Grantees:

TBB, L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of FOUR THOUSAND (\$4,000.00)
Dollar(s) and other valuable consideration,
Rose M. Deo, formerly Rose M. Binns,
(Trustee) (Co-Trustees) of ROSE M. DEO TRUST
does hereby convey to
TBB, L.C.

the following described real estate in Madison County, Iowa:
Lots One (1), Two (2), Seven (7), and Eight (8) of Block Two (2), of the Town of Webster, located in the Northwest Quarter of the Northeast Quarter of Section Six (6), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M.; and that part of the vacated alley adjacent to said Lots 1, 2, 7 and 8. Said tract containing 36,212 square feet (0.83 acre).
Grantor is a married woman, to spouse Derwyn Anson Deo; they are parties to an Antenuptial Agreement dated June 21, 1996; recorded Madison County, Iowa, Book 2006, Page 145, wherein grantor's spouse waived any and all interests in grantor's property and estate as described above. Rose M. Deo is one and the same person as Rose M. Binns as may appear in the chain of title to described property.

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. Dec.

Dated this 12 day of ~~November~~, 2007.

By: _____
(title)

Rose M. Deo
ROSE M. DEO

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 ADAIR
This instrument was acknowledged before me on ~~November~~ Dec. 12, 2007,
by Rose M. Deo
as Trustee
of Rose M. Deo Trust

Jay E. Howe Notary Public
JAY E. HOWE
COMMISSION # 010739
MY COMMISSION EXPIRES
03-24-07