

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

FILED NO. 2852  
BOOK 62 PAGE 872  
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COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Mark R. Adams, 801 Grand, Suite 3100, Des Moines, Iowa 50309 (515) 283-1801  
Individual's Name Street Address City Phone



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

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Graham J. Cook  
(Trustee) (~~CO-TRUSTEE~~) of Margaret G. Cook Living Trust

does hereby convey to  
Graham J. Cook and Sarah Cole, a/k/a Sarah Cook Zimmerman, as tenants in common

the following described real estate in Madison County, Iowa:

Lots 4 and 5, in Block 16, of Hartman and Young's Addition to the town of  
St. Charles, Madison County, Iowa.

(No revenue stamp required, consideration less than Five Hundred  
Dollars [\$500.00]).

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 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 1st day of December, 1998.

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

Graham J. Cook  
Graham J. Cook

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 Polk

This instrument was acknowledged before me on December 1st, 1998, by  
Graham J. Cook as (Trustee) (Co-Trustee) of the  
above-entitled trust.

Joyce L. Wiseman  
Notary Public in and for the State of Iowa  
My commission expires December 9, 1999  
Joyce L. Wiseman, Notary Public in and for said State

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