

# 25,000

REAL ESTATE TRANSFER TAXES	
	10
\$	39.30
Michelle Utsler	
RECORDER	
4-8-96	Madison
DATE	COUNTY

REC 5.00  
 5.00  
 R.M.F. 5.100

FILED NO. 2725  
 BOOK 136 PAGE 145  
 96 APR -8 AM 9:18  
 MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

✓  
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Prepared by: James E. McCarthy, 5400 University Ave., West Des Moines, IA 50266

**TRUSTEES' SPECIAL WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, THOMAS R. GIBSON and ROSEMARY MACKENZIE GIBSON, TRUSTEES of the ROSEMARY MACKENZIE GIBSON REVOCABLE TRUST dated May 24, 1995, do hereby convey to DENA K. HARMS, a married person, the following described real estate in Madison County, Iowa:

The North Half of the Northwest Quarter (N 1/2 of NW 1/4), except the North 76 rods of the East 10.5 rods thereof in Section 27, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record, if any.

Transfer Taxes: \$ \_\_\_\_\_

The Grantors do hereby covenant with Grantee, 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 Grantors further warrant to the Grantee 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 5<sup>th</sup> day of April, 1996.

THE ROSEMARY MACKENZIE GIBSON REVOCABLE TRUST DATED MAY 24, 1995

*Thomas R. Gibson*

Thomas R. Gibson, Grantor as Trustee of the above-entitled Trust

*Rosemary Mackenzie Gibson*

Rosemary Mackenzie Gibson, Grantor as Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF POLK, SS:

On this 5<sup>th</sup> day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thomas R. Gibson and Rosemary Mackenzie Gibson, to me known to be the identical persons named in and who executed the foregoing instrument as fiduciaries and acknowledged that it was executed as a voluntary act and deed.

*James E. McCarthy*  
 Notary Public, State of Iowa

