

REC \$ 5.00
AUC \$ 5.00
R.M.F. \$ 1.00

COMPUTER
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REAL ESTATE TRANSFER	
TAX PAID <u>38</u>	
STAMP #	
\$ <u>119.20</u>	
RECORDED	<u>[Signature]</u>
DATE	COUNTY

FILED NO. 577
BOOK 61 PAGE 293
96 AUG 28 AM 11:40
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 E. COURT AVE PO BOX 67 WINTERSSET, IOWA 50273 515-462-4912
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Seventy-five thousand dollars and no/100
Dollar(s) and other valuable consideration,

Rebecca A. Pugh,
(Trustee) (~~Co-Trustee~~) of Richard W. Pugh and Rebecca A. Pugh Trust

does hereby convey to
Clarence McDonald and Elsie E. Riley McDonald

the following described real estate in Madison County, Iowa:

Lot Four (4) in Block One (1) of Pitzer's Addition to the Town
of Winterset, Madison County, Iowa

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 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 15th day of August, 1996.

Richard W. Pugh and
Rebecca A. Pugh Trust

By: [Signature]
Rebecca A. Pugh, Trustee (title)

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 August 15, 1996, by
Rebecca A. Pugh as (Trustee) (~~Co-Trustee~~) of the
above-entitled trust.

JOHN E. CASPER [Signature], 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.