

~~COMPARED~~

FILED NO. 717

Fee \$15.00
Transfer \$5.00

BOOK 57 PAGE 49

WARRANTY DEED

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MICHELLE LUTSLER
REGISTER
SOUR COUNTY, IOWA

For the consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the undersigned Clarence G. Lucas and Bellezora Lucas, husband and wife, as GRANTOR, hereby grant, convey and transfer unto Clarence G. Lucas and Bellezora Lucas as Trustees of the Clarence and Bellezora Lucas Revocable Trust, dated August 29, 1991, as GRANTEE, all of GRANTOR'S right, title and interest in and to the following-described real estate, including after-acquired title, located in Madison County, Iowa:

A tract of land commencing 871 feet and 8 inches West and 553 feet South of the Northeast corner of the Southwest Quarter of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence South 173 feet to the middle of the public street, thence West 131 feet, thence North 173 feet, thence East 131 feet to the point of beginning.

Subject to all rights, reservations, restrictions, liens and encumbrances of record.

THIS DEED IS EXEMPT FROM THE IOWA TRANSFER TAX, IOWA CODE §428A.1, AS A TRANSFER BETWEEN A HUSBAND AND WIFE AND WITHOUT ACTUAL CONSIDERATION, IN ACCORDANCE WITH IOWA CODE §428A.2.

Power of Sale. Trustee, as GRANTEE hereunder, shall have full and complete power and authority to sell, mortgage, convey, distribute and otherwise dispose of the real estate conveyed by this WARRANTY DEED, without the necessity of securing any court order or approval therefor and the purchaser of the real estate from Trustee shall not be held accountable for the application of the proceeds from any sale so made.

Attached hereto as Exhibit A, and by this reference incorporated herein, is the Affidavit re Power of Sale setting forth the power of sale language contained in the Clarence and Bellezora Lucas Revocable Trust, dated August 29, 1991, the Grantee herein.

Covenants and Warrants. GRANTOR does hereby covenant with GRANTEE, and GRANTEE'S 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.

Relinquishment of Dower. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 29th day of August, 1991.

Clarence G. Lucas
Clarence G. Lucas, Grantor

Bellezora Lucas
Bellezora Lucas, Spouse

Bellezora Lucas
Bellezora Lucas, Grantor

Clarence G. Lucas
Clarence G. Lucas, Spouse

ENTERED FOR TAXATION
THIS 18th DAY OF Sept 1991
AUDITORS FEE \$ 50⁰⁰
Frank Leleh
AUDITOR
Dush Kite
DEPUTY AUDITOR

STATE OF IOWA)
) ss:
COUNTY OF POLK)

THIS IS TO CERTIFY that on this 29th day of August, 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Clarence G. Lucas and Bellezora Lucas, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged to me that they executed the same as their voluntary act and deed.

Martin R. Anderson
Notary Public in and for Iowa

My Commission Expires: 9-20-93



EXHIBIT A

TRUSTEE'S AFFIDAVIT
RE
POWER OF SALE

STATE OF IOWA)
) ss:
COUNTY OF POLK)

THE UNDERSIGNED, BEING FIRST SWORN, STATE AS FOLLOWS:

1. **Trustors.** The undersigned Affiants are the Trustors of the Clarence and Bellezora Lucas Revocable Trust, dated August 29, 1991 (the "Trust"), a non-court trust.

2. **Trustees.** The undersigned Affiants are the duly appointed, qualified and acting Trustees of the Trust.

3. **Power of Sale.** The following language, in pertinent part, granting Trustee the power of sale with respect to the property comprising the trust estate, is contained in Article 9.1 of the Trust:

Powers of Trustee. Trustor grants to Trustee the continuing, absolute, discretionary power to deal with any property, real or personal, held in the trust estate or in any trust, as freely as Trustor might in the handling of Trustor's own affairs, including the full and complete power and authority to sell, mortgage, convey, distribute and otherwise dispose of all property being administered by Trustee. In addition, Trustee shall have all of the power, authority, and discretion given a trustee under the laws of the State of Iowa on this date. Such powers may be exercised independently and without the prior approval of any court or judicial authority, and no person dealing with Trustee shall be required to inquire into the propriety of any of Trustee's actions.

Clarence G. Lucas
Clarence G. Lucas, AFFIANT

Bellezora Lucas
Bellezora Lucas, AFFIANT

Subscribed and sworn to by Clarence G. Lucas and Bellezora Lucas before me this 27th day of AUGUST, 1991.

Walter R. Anderson
Notary Public in and for Iowa

My Commission Expires: 9-20-93

