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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 440

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information:

Joni Lynn Hall, 3251 Wax Trail, Dexter, IA 50070

Return Address

Joni Lynn Hall, 3251 Wax Trail, Dexter, IA 50070

Grantors:

Gary L. Dwyer and Patricia A. Dwyer, Trustees of the Gary L. Dwyer and Patricia A. Dwyer Trust

Grantees:

Joni Lynn Hall

Legal Description: SEE PAGE 2

Document or instrument number if applicable:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Gary L. Dwyer and Patricia A. Dwyer
~~TRUSTEE~~ (Co-Trustees) of Gary L. Dwyer and Patricia A. Dwyer Trust

does hereby convey to
Joni Lynn Hall f/k/a Joni Lynn Manny

the following described real estate in Madison County, Iowa:
The East Half (1/2), except the North 84 Feet and 8 Inches of Lot Twenty (20) of Hutchings Addition
to the Town of Winterset, Madison County, Iowa

This deed is in satisfaction of a Real Estate Contract dated May 1, 2000, and filed May 1, 2000, in
Book 63, page 837 of the Recorder's Office 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 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.

Dated this 26th day of April, 2010.

Gary L. Dwyer and Patricia
A. Dwyer Trust

By: _____ (title)

Gary L. Dwyer

By: _____ (title)

Patricia A. Dwyer

As ~~TRUSTEE~~ (Co-Trustee) of
the above-entitled trust

As ~~TRUSTEE~~ (Co-Trustee) of
the above-entitled trust

STATE OF Arkansas, COUNTY OF Benton

This instrument was acknowledged before me on April 26, 2010

by Gary and Patricia Dwyer
as trustees
of Gary L. Dwyer and Patricia A. Dwyer Trust

Tasha Brown, Notary Public

TASHA BROWN
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 12-06-2015