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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Dean R. Nelson  
P.O. Box 370  
Earlham, Iowa 50072

**Taxpayer Information:** (Name and complete address)

Mabel M. King  
1654 SE Holiday Crest Circle, Apt. 213  
Waukee, Iowa 50263

**Return Document To:** (Name and complete address)

Dean R. Nelson  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Vincent P. King Trust

**Grantees:**

Mabel M. King Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



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

For the consideration of One and no/100 (\$1.00)  
Dollar(s) and other valuable consideration,  
MABEL M. KING  
(Trustee) ~~(Co-Trustee)~~ of the VINCENT P. KING TRUST dated January 2, 2007

does hereby convey to  
MABEL M. KING as Trustee of the MABEL M. KING TRUST dated January 2, 2007.

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:  
The East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-two (22) and the West Half (1/2) of the Southwest Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4), and the West 40 rods of the South 6 rods of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except that part condemned by the State of Iowa for highway purposes.

This deed is filed for the purpose of distributing real estate from the Vincent P. King Trust dated January 2, 2007 to the Mabel M. King Trust dated January 2, 2007. Monetary consideration is less than \$500; therefore this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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 30<sup>th</sup> day of March, 2010.

\_\_\_\_\_  
\_\_\_\_\_

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

Vincent P. King Trust dated 01-02-2007

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

Mabel M King  
Mabel M. King

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

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

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on March 30<sup>th</sup>,  
2010, by Mabel M. King, Trustee

Dean R. Nelson  
Dean R. Nelson, Notary Public

