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Document 2010 1298

Book 2010 Page 1298 Type 03 001 Pages 3
 Date 6/08/2010 Time 12:49 PM
 Rec Amt \$19.00 Aud Amt \$5.00
 Rev Transfer Tax \$318.40
 Rev Stamp# 470 DOV# 518
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
 Official Form No. 107
 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

James Lohmann and Gladys Lohmann, 1789 Usher Ave., Sumner, IA 50674

Return Document To: (Name and complete address)

James Lohmann and Gladys Lohmann, 1789 Usher Ave., Sumner, IA 50674

Grantors:

Rose M. Deo, Trustee

Grantees:

James Lohmann
Gladys Lohmann

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$199,324.00
Dollar(s) and other valuable consideration,
Rose M. Deo
(Trustee) ~~(Trustees)~~ of Rose M. Deo Trust

does hereby convey to
James Lohmann and Gladys Lohmann as Joint Tenants with Full Right of Survivorship and Not as
Tenants in Common

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 20 day of June, 2010

Rose M. Deo Trust

By: _____ (title)

Rose M. Deo
Rose M. Deo

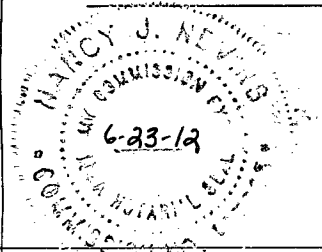
By: _____ (title)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 6-8-2010, by
Rose M. Deo, Trustee of the Rose M. Deo Trust



Nancy J. Newlin
Notary Public

Addendum

1. The North 118 Acres of the Northeast Quarter ($\frac{1}{4}$) of Section Eighteen (18) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., and a strip of Two Acres described as follows: Commencing at the Northwest corner of said Northeast Quarter ($\frac{1}{4}$) of Section Eighteen (18), running thence South 118 rods, thence West 2.71 Rods, thence North 118 Rods, thence East 2.71 Rods to the place of beginning, EXCEPTING therefrom the following described tract: Commencing at the Southeast corner of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., running thence North 335 Feet, thence West 383.5 Feet, thence South 363 Feet, thence East 383.5 Feet, thence North 28 Feet to the point of beginning, all in Madison County, Iowa

