



Document 2010 2076

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Rev Transfer Tax \$174.40
Rev Stamp# 538 DOV# 601

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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)

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

Taxpayer Information: (Name and complete address)

W. Wayne Young and Jo Young, 2009 North John Wayne Drive, Winterset, IA 50273

Return Document To: (Name and complete address)

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

Grantors:

Betty J. Kirkland, Trustee
Betty J. Kirkland Trust , Created
Under Trust Agreement Dated 02/16/93

Grantees:

W. Wayne Young
Jo Young

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of -----109,500.00-----
Dollar(s) and other valuable consideration,
Betty J. Kirkland
(Trustee) ~~XXXXXX~~ of BETTY J. KIRKLAND TRUST CREATED UNDER TRUST
AGREEMENT DATED 02/16/93
does hereby convey to
W. Wayne Young and Jo Young

the following described real estate in MADISON County, Iowa:

An undivided one-half interest in and to:

Lot Nine (9) of C & C Allen's Addition to the City 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 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 17th day of August, 2010.

BETTY J. KIRKLAND
TRUST CREATED UNDER
TRUST AGREEMENT DATED 02/16/93

By: _____ (title)

Betty J. Kirkland
Betty J. Kirkland)

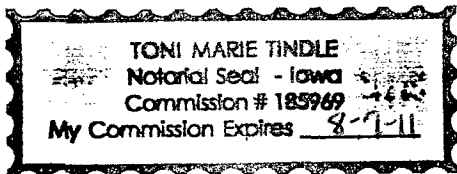
By: _____ (title)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 17th, 2010, by
Betty J. Kirkland



Toni Marie Tindle
_____, Notary Public