

Document 2009 753

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Date 3/16/2009 Time 4:08 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 51 DOV# 51

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK



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)

Ryan Burger, 1573 Fawn Ave., Earlham, IA 50072

\$45,000^e

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

Ryan Burger, 1573 Fawn Ave., Earlham, IA 50072

Grantors:

Kathleen A. Mitchell
Trustee of the Kathleen A.
Mitchell Trust created under
the Trust Agreement date
January 2, 2004

Grantees:

Ryan Burger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$45,000.00
Dollar(s) and other valuable consideration,
Kathleen A. Mitchell
(Trustee) ~~Trustee~~ of Kathleen A. Mitchell Trust created under the Trust Agreement dated
January 2, 2004
does hereby convey to
Ryan Burger

the following described real estate in Madison County, Iowa:
Parcel "A" of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section
Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th
P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2007, Page 4226 of
the Recorder's Office of 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 16 day of March, 2009

Kathleen A. Mitchell Trust created
under the Trust dated January 2, 2004

By: [Signature]
Kathleen A. Mitchell (title)

By: _____ (title)

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

STATE OF Iowa COUNTY OF Polk
This instrument was acknowledged before me on March 16, 2009
by Kathleen A. Mitchell
as Trustee
of the Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004

[Signature]
Notary Public

